

ORDINANCE NO. 73-2

An Ordinance of the County of Stanly, North Carolina, as set forth in the code of ordinances of the County of Stanly regulating the uses of buildings, structures and land for trade, industry, commerce, residence, recreation, public activities or other purposes, the size of yards, courts, and other open spaces, the location, height, bulk, number of stories and size of buildings and other structures, the density and distribution of population, creating districts for said purposes and establishing the boundaries thereof: defining certain terms used herein: Providing for the Method of administration, amendment and enforcement: providing penalties for violation: Providing for a Board of Adjustment and defining the duties and powers of said Board provided no change in permitted uses may be authorized by variance: repealing conflicting ordinances: and for other purposes. (ZA 05-15)

BE IT ORDAINED By the Board of County Commissioners of Stanly County, North Carolina, as follows:

ARTICLE I

PURPOSE AND AUTHORITY

Section 101 Purpose

The zoning regulations and districts as herein set forth have been made in accordance with a comprehensive plan and designed to lessen congestion in the streets; secure safety from fire, panic, and other dangers; promote health and the general welfare; provide adequate light and air; prevent the over-crowding of land; avoid undue congestion of population; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements. They have been made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the community. Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. That statement is not subject to judicial review.

The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted. (ZA 05-15)

Section 102 Authority

The Board of County Commissioners of the County of Stanly enacts this ordinance in pursuance of the authority granted by the General Statutes of North Carolina (G.S. Chapter 153A, Article 18 - Counties).

ARTICLE II

SHORT TITLE

Section 201

This ordinance shall be known and may be cited as the Zoning Ordinance of Stanly County, North Carolina, and the zoning map referred to herein shall also be known as the Official Zoning Map of Stanly County, North Carolina.

ARTICLE III

JURISDICTION

Section 301 Territorial Jurisdiction

On and after the effective date of this ordinance, these regulations shall govern the use of all lands lying within areas designated as “Official Zoned Areas” by the Board of County Commissioners of Stanly County, and outside the zoning regulation jurisdiction of any municipality. However, this ordinance may also regulate territory within the zoning regulation jurisdiction of any municipality whose governing body by resolution agrees to such regulation; provided, however, that any such municipal governing body may, upon two year’s written notice, withdraw its approval of the county zoning regulations, and those regulations shall have no further effect within the municipality’s jurisdiction.

Section 302 Bona Fide Farm Exempt

This ordinance shall in no way regulate, restrict, prohibit or otherwise deter any bona fide farm (crop lands, timber lands, pasture lands, or other farm lands, nor any other farm buildings or housing to be occupied by the farm owner, relatives, or other employees of the farm), except that any such use of such property for non-farm purposes shall be subject to such regulations.

For the purposes of this ordinance, a Bona Fide farm shall be defined as any parcel-lot of record having ten (10) or more acres being in active agricultural use as defined by N.C. General Statutes Section 105-277.1 et. seq., or as determined by any other available method upon approval of the Zoning Enforcement Officer.

**ARTICLE IV
APPLICATION OF REGULATION
GENERAL PROVISIONS**

Except as hereinafter provided:

Section 401 Use

No building or land shall hereafter be used or occupied and no building or structure or part thereof shall be erected, moved, or structurally altered except in conformity with the regulations of this ordinance, or amendments thereto, for the district in which it is located.

Section 402 Height, Density, Access

No building shall hereafter be erected or altered so as to exceed the height limit, or to exceed the density regulations of this ordinance for the district in which it is located. No commercial or residential structure or building shall be erected or placed on any lot which does not abut a publicly dedicated street, or a developed and recorded right-of-way affording legal access to a publicly dedicated street. The minimum right-of-way width where a public street frontage is not available shall be fifteen (15) feet for easements created after the date of this amendment. Easements serving more than one residence may be required to have greater minimum width as provided in other applicable Zoning Ordinance Section and/or the Stanly County Subdivision Ordinance. The minimum lot frontage on a publicly dedicated or publicly maintained road shall be thirty-five (35) feet from the date of this amendment. Preexisting non-conforming lot frontage or easement width shall not prevent issuance of Certificate of Zoning Compliance. (ZA 91-05) (10-5-92)

Section 403 Lot Size

No lot, even though it may consist of one or more adjacent lots of record, shall be reduced in size so that the lot width or depth, front, side or rear yards, lot area per family, or other requirements of this ordinance are not maintained. This prohibition shall not be construed to prevent the conterminous of narrow strips of land for public utilities or street right-of-way purposes.

Section 404 Yard Use Limitations

No part of a yard or other open space required about any building for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other open space similarly required for another building.

Section 405 More Than One Principle Use or Structure on a Lot of Record

Two or more principle structures and uses may be constructed or placed on a lot of record not intended to be subdivided into customary streets and lots provided the following conditions are met:

405.1 All structures and uses shall be limited to those uses permitted within the zoning district in which they are located. In no case shall a use not permitted in the district be approved.

405.2 The distance of every structure from the nearest property line shall meet side and rear yard setbacks required with the applicable district, in accordance with orientation of each structure upon the lot. No structure shall be located closer to the front property line or road right-of-way than is required within the zoned district regardless of structure orientation on the lot. Corner lot setbacks shall also be met for the district.

405.3 Single family structures shall be limited to no more than two total dwelling units where no more than one site built structure is permitted on any single lot of record (excepting a bona fide farm as provided under Section 302 of this ordinance, accessory dwellings under section 807 of this ordinance or within an approved Manufactured home park or approved multifamily project). Each structure shall be located on the property so that:

(A) Total lot area shall equal no less than one acre per dwelling unit if more than one (1) residence is to be placed on a lot or parcel of record.

(B) Each residential site must abut a publicly dedicated right-of-way or be located so that a recorded fifty (50) foot right-of-way or easement giving access to a publicly dedicated right-of-way is provided, and

(C) Minimum lot size and setback requirements for the pertaining district of this ordinance, as well as any requirements of the County Subdivision, Floodplain or Watershed Ordinances, are maintained were the land to be divided into separate lots of record.

405.4 The overall intensity of land use shall be no higher and the standard of open space no lower than permitted in the zoned district in which the uses or structures are located.

405.5 Upon request by the Zoning Enforcement Officer, or the property owner, the Board of Adjustment may review development plans or other necessary information involving development of more than one principle structure or use on any lot of record to assure compliance with the above requirements. (ZA-09-02)

Section 406 Nonconforming Uses or Structures

Any building, structure, or use of land existing at the time of the enactment of this ordinance or any amendment thereto may be continued subject to the following provisions. They shall not be:

406.1 Enlarged or extended except in conformity with this ordinance, except that existing residential single family structures located in a district that does not normally permit such use may be enlarged provided setback requirements of the R-8 Zoning district are maintained with no additional dwelling units.(ZA 99-20 Eff. 2-21-2000)

406.2 Re-established as a nonconforming use or structure after a discontinuance of 180 days from the date of destruction, abatement or abandonment except as otherwise noted in this ordinance. (ZA 99-20 Eff. 2-21-2000)

406.3 If no structural expansions are made, any nonconforming use of a structure and premises may, as a Special Use, be changed to another nonconforming use provided that the Board of Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate to the district as the existing nonconforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accord with the provisions of this ordinance.

406.4 Nonconforming signs will be allowed to remain indefinitely in good repair unless specified in this ordinance. However, under the following conditions, all signs shall be changed to conform to the regulations of this ordinance:

(A) Structural alterations to extend the life of such sign, including illumination, location, height, or sign area changes shall not be allowed on non-conforming signs. Information presented on such signs may be changed.

(B) Any nonconforming sign on a building, which is vacant for a period of ninety (90) days, shall be altered to conform to the regulations of this ordinance.

(C) Any nonconforming sign damaged over sixty percent (60%) of its listed tax value, by any means (e.g. act of God, intentional or otherwise, etc.), either shall be removed or repaired in a manner to conform with the regulations of this ordinance. The method of computing sign damage shall be the real retail cost of such sign replacement and not material cost alone.

(D) All signs shall be maintained in good structural and aesthetic condition. Deficiencies such as chipped paint, broken plastic, missing letters and exposed light bulbs shall be evidence of a lack of maintenance.

(E) If a nonconforming off-premise sign remains blank for a continuous period of twelve months, that off premise sign shall be deemed abandoned and shall, within thirty days after such abandonment, be altered to comply with this article or be removed by the signs owner, owner of the property where the sign is located, or other person having control over such sign. For purposes of this section, a sign is "blank" if:

1. It advertises a business, service, commodity, accommodation, attraction, or other enterprise or activity that is no longer operating or being offered or conducted; or
2. The advertising message it displays becomes illegible in whole or substantial part; or
3. The advertising copy paid for by a party other than the sign owner or promoting an interest other than the rental of the sign has been removed.

(F) If a nonconforming sign other than an off premise sign advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that is no longer operating or being offered or conducted, that sign shall be considered abandoned and shall be

removed within thirty days after such abandonment by the sign owner, owner of the property where the sign is located, or other party having control over such sign.

(G) A nonconforming sign or off premise sign shall not be moved or replaced except to bring the sign into complete conformity with this ordinance.

406.5 Nonconforming manufactured homes located in nonconforming manufactured home parks *or* on individual lots shall comply with the following applicable regulations: (ZA 99-20 Eff. 2-21-2000)

(A) Manufactured home parks whether or not approved under the Stanly County Zoning Ordinance, shall comply with the following criteria for *replacement of any* manufactured home in the park from the date of this ordinance:

1) All roadways shall be properly graded; maintained and street graveled to a minimum 18-foot in width per NCDOT design and construction standards. Roadways shall be construed to include the travel-way from the state maintained road right-of-way to the manufactured home site required parking area.

2) Replacement manufactured homes shall meet the requirements for a Class A, B or C as defined in this ordinance unless the existing unit qualifies as a Class A or B manufactured home in which a Class A or B manufactured home shall be its only replacement. Class D manufactured homes are allowed to continue but if moved they can only be replaced with a Class A, B or C manufactured home .

3) Setbacks are as follows: 50' from the front, rear and side to the adjoining property lines or park boundaries. 30' from any interior roadway and a 20' separation from each individual manufactured home and/or accessory buildings not serving the individual manufactured home. Accessory buildings shall not be larger than 12'x12'. Current Manufactured homes can be replaced within the same footprint with six months from the date of removal.

4) Two ten foot by twenty foot parking spaces street graveled with not less than two inches of crushed stone or other suitable material on a well-compacted subbase shall be provided at each manufactured home space. Spaces may be side by side, tangential, or placed otherwise within the manufactured home space adjacent to the park driveway.

5) All required driveways, cul-de-sacs, and parking areas shall be paved either with concrete or asphalt, or street graveled (per Section 617.1) maintained free of vegetation, potholes, gullies, poor drainage areas or other impediments to normal vehicular operation. Stone used for sub-surfacing of parking areas shall be #7ABC grade or smaller, and shall be further subject to approval and periodic inspection by the Zoning Enforcement Officer or Inspector.

6) Each replacement manufactured home shall be provided with a minimum five foot by seven-foot concrete pad and steps or a minimum five-foot by seven-foot porch or deck and steps constructed to building code standards at front entrance to the manufactured home.

7) Prior to inspection and/or occupancy of any manufactured home, a park name and address sign shall be provided at the main entrance, which shall be clearly visible from the publicly maintained road. The sign shall show the park name in letters at least three inches in height and the address in numerals at least five inches in height. Each manufactured home space will be assigned a sequential number throughout the park. Prior to inspection and/or occupancy of any home, the approved lot number must be clearly displayed on the front of the manufactured home or adjacent thereto, so as to be legible from the park drive. Space numbers shall be a minimum of four inches in height.

8) Existing Manufactured Home Parks are giving varying amounts of time to comply with certain Manufactured Home Park standards contained in this Ordinance. The following schedule shows the Manufactured Home Park standards to which compliance is required by existing Manufactured Home Parks. An existing park will be in violation of this Ordinance if the

individual specifications of this Section are not complied within accordance with the time period given below.

Provision	Compliance Period (length of time to bring into conformance)
Tiedowns (Per Section 617.1(2)(I))	Six Months
Space Numbers (Per Section 617.1 (2)(K))	One year
Park Identification Sign (Per Section 617.1 (2)(N))	One year
Street gravel (per Section 617.1)	Six months
Park Maintenance (Per Section 617.1 (2)(AA))	Three months
Trash Facilities (Per Section 617.1 (2)(Q))	Six months
Steps(Per Section 617.1 (2)(J))	One year
Drainage Improvements (Per Section 617.1 (2)(O))	Two years
Underpinning (Per Section 617.1(2)(I))	One year

(B) Nonconforming manufactured homes located on ***individual lots*** shall comply with the following criteria in order for replacement of a manufactured home unless replaced **within 90 days** under the same ownership following removal or destruction of the existing unit. ***NOTE: If the nonconforming manufactured home is not replaced within the 90 days, the replacement structure shall meet the regulations of the underlying zoning district. This shall be construed to mean that a site built or modular home may be required as a replacement structure:***

1) The replacement manufactured home shall meet all the requirements for a Class A, B, or C as defined in this ordinance. In no case shall the existing manufactured home be replaced with a lower class manufactured home as defined in this ordinance.

The replacement manufactured home and any accessory structures shall comply with the zoning setbacks as required in the underlying zoning district. (ZA 99-20 Eff. 2-21-2000)

Section 407 Regulations Governing Mobile Homes and Temporary Units

407.1 Individual Mobile Homes

Unless within a mobile home park approved under the terms of this ordinance, installation of mobile homes must be preceded by issuance of a Certificate of Zoning Compliance by the Zoning Enforcement Officer. Zoning clearance may be issued under the following circumstances:

- (A) For residential use by the owner, his family or other employees of a Bona Fide Farm within any zoned district.
- (B) For residential use on any lot of record according to specific use and other requirements of the zoned district in which the unit is to be located. Second or third units may be allowed on existing individual parcels, provided all requirements of ordinance Section 405 are met. (ZA 91-05)
- (C) Individual mobile home units may not be joined together to create one dwelling unit; however, site built additions are allowed to individual mobile home units. (ZA 91-05)

407.2 Temporary Units

(A) Where the above are not applicable, a Temporary Certificate Zoning Compliance may be issued, according to specific use and other requirements of the zoned district in which the unit is to be located, under the following circumstances: An urgent hardship situation is established upon review by the Zoning Enforcement Officer. Such hardship shall involve loss of principle dwelling due to disaster, or housing need of parents or dependents of the family occupying the principal dwelling, considering factors such as incompatibility, illness, need to care for elderly, lack of space within the principal dwelling, or financial hardship.

Temporary Zoning Clearance may be issued for a one-year period, with extension possible only upon Administrative Review by the Board of Adjustment establishing continued hardship, except that financial hardship alone shall not be the basis for any extension.

The Zoning Enforcement Officer may approve a temporary Certificate of Zoning Compliance of a camper or other mobile unit to be used as an office by a builder during construction in any District. Permits for two consecutive six-month periods may be issued provided that construction is carried on diligently. Any further extension of permits for temporary units shall be approved as provided in Section 407.3. No temporary unit shall be used as temporary living quarters unless approved as provided by Section 407.3 (ZA 88-18)

407.3 All other applications not meeting the above conditions may be taken before the Board of Adjustment for review under variance procedures as presented in Section 1003.3.

407.4 Reserved (ZA 99-20 Eff. 2-21-2000)

407.5 Definitions.

(A) For the purpose of this section, the following words or phrases shall have the meanings respectively ascribed to them by this section.

Campground. Any site or tract of land upon which two or more campsites are occupied or intended for occupancy by tents or travel trailers.

Camp Site. A plot of land within a campground for the placement of a single tent or travel trailer and the exclusive use of its occupants.

Dependent Trailer. A travel trailer which does not have a flush toilet, a lavatory and a bath or shower.

Private road or roadway. Any street within a campground not publicly maintained and utilized for access by the occupants of the campground, their guests and the public.

Sanitary station. A facility provided for the removing and disposing of wastes from trailer holding tanks.

Service building. A structure housing toilet, lavatory, bathing and such other facilities as may be required by this article for the purpose of supplementing the facilities contained in dependent trailers and tents.

Tent. A collapsible shelter of canvas or other material stretched and sustained by poles and intended for human occupancy as a temporary dwelling for short periods of time.

Tent or Trailer Space. That portion of an individual camp site which is intended for occupancy by the tent or travel trailer.

Travel trailer. Any vehicle or structure designed to be transported and intended for human occupancy as a dwelling for short periods of time, such vehicle containing limited or no kitchen and bathroom facilities. Travel trailers shall include the following:

House trailer. A vehicular, portable structure built on a wheeled chassis, designed to be towed by a self propelled vehicle, for use as a temporary dwelling for travel, recreational and vacation uses, having a body width not exceeding eight feet and a body length not exceeding thirty-two feet when equipped for road travel.

Pickup coach. A portable structure for use as a temporary dwelling for travel, recreation and vacation, designed to be mounted on a truck chassis for transportation and to be used for a temporary dwelling while either mounted or dismounted.

Motor home. A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self-propelled vehicle.

Camping trailer. A folding structure manufactured of metal, wood, canvas or other materials, mounted on wheels and designed for travel, recreation and vacation use.

Travel trailer, self-contained. A travel trailer which can operate independently of connections to sewer, water and electric systems, containing a water flushed toilet, lavatory, shower and kitchen sink, all of which are connected to water storage and sewage holding tanks located within the unit.

Watering Station. A facility for providing potable water for the re-supply of water storage tanks.

(B) Site Requirements and Specifications for Campgrounds Generally.

All campgrounds shall conform to the following requirements and specifications:

- (1) Size of campground. Every campground shall be located on a tract of land not less than five (5) acres in size.

- (2) Size of campsites. Every campsite shall consist of a minimum of 2,500 square feet, having a minimum width of forty (40) feet. Each campsite shall be clearly established on the ground by permanent monuments or markers.
- (3) Number of trailers per camp site. No more than one travel trailer may be parked on any campsite.
- (4) Recreation area. In all campgrounds, there shall be at least one developed recreation area, which shall be easily accessible from all campsites. The gross amount of such recreation areas shall be not less than seven per cent (7%) of the gross site area. Any individual area shall be not less than 2,500 square feet in size. Plans for recreation area development shall be approved by the Planning Board and may include such facilities as picnic, playground, ball field, or beach areas.
- (5) Access to streets generally. All campgrounds shall be provided with safe and convenient vehicular access from abutting public streets or roads to each camp site. Surfacing and maintenance shall provide a smooth, hard and dense surface (asphalt or similar surfacing material) and shall be free of dust and well drained, with at least a sixteen (16) foot continuous width of right-of-way exclusive of parking areas, drainage ditches or other structures.
- (6) Camp sites generally. Each camp site shall have a space for one tent or travel trailer and a parking space for at least two cars (10'x20' each parking space).
- (7) Camp site location. All camp sites shall be located at least forty (40) feet from any campground boundary line and at least sixty (60) feet from a street or highway right-of-way, or any boundary of a residential dwelling district. Each tent or trailer space shall be set back at least twenty (20) feet from any private road in the campground.
- (8) Camp stores. For the convenience and use of campground residents only, the campground may provide and operate a camp store. The camp store may include laundry facilities, concessions, video and pinball machines, groceries, produce, and camping equipment. Adequate parking must be provided.
- (9) Buffer Strip. A buffer strip according to standards of Section 1302.7 shall be provided along all campground boundaries unless exempted by the County Planning Board.

(C) Utilities generally; Water Supply; Sewage Disposal and Sanitary Facilities; Garbage Disposal.

- (1) In every campground, all installations, other than those within the trailer proper, of plumbing and electrical wiring and all gas and oil appliances shall comply with the provisions of the building, plumbing, electrical, heating and gas regulations of the applicable county ordinances and other applicable regulations.
- (2) Each campground shall obtain water from a source approved by the county health officer or appropriate state official. The supply shall be adequate to meet a demand of one hundred (100) gallons per campsite per day. The drinking, cooking, laundry, bath and general water supply for each campsite shall be obtained only from faucets or other plumbing fixtures connected directly to the water supply system. Such faucets or water supply fixtures may be either located by each campsite or at centralized watering stations.
- (3) Each campground shall be provided with an adequate sewage disposal system, by connection to a public sewage system, package treatment plant or other system approved by the county health department or appropriate state official. All sewage wastes from each campground, whether from individual trailers or camp sites or centralized facilities, including wastes from toilets, showers, bathtubs, lavatories, wash basins, and sinks, shall be piped into the campground sewage disposal system.

If individual connections for sewage disposal are provided at the campsite, such connections shall be sealed at any time when not connected to a trailer. Trailers having limited bathroom or kitchen facilities, but lacking sewage storage facilities shall be required to connect to such individual sewage connections.

- (4) At least one central sanitary station shall be provided at each campground for removing and disposing of wastes from waste holding tanks of self-contained trailers. The sanitary station shall be of a type approved by the county health department and shall be connected to the campground sewage disposal system. Sanitary stations shall be separated from any camp site by a distance of at least fifty (50) feet.
- (5) Campgrounds which provide sites for tents and dependent trailers shall provide the following toilet and bathing facilities in centralized service buildings. Such service buildings shall be conveniently located within three hundred (300) feet of the spaces to be served.

Number of		Urinals	Toilets		Lavatories		Showers	
Men	Women		Camp Sites		Men		Men	Women
			Men	Women				
1 - 25		1	1	1	1	1	1	1
26 - 50		1	2	2	2	2	2	2
50 - 100		2	2	3	3	3	3	3

For campgrounds having more than one hundred (100) camp sites, there shall be provided one additional toilet, lavatory and shower for each sex per each additional fifty (50) camp sites, and one additional men's urinal per each additional fifty (50) camp sites.

- (6) All garbage and refuse in every campground shall be stored in suitable watertight and flytight trash receptacles. It shall be the duty of the campsite operator to personally make certain that all garbage and refuse are regularly disposed of in a sanitary manner.

(D) The Planning Board shall review all plans for campgrounds for compliance with this section and shall issue all campground permits. In addition to a written statement that all of the above criteria will be met, the owner must provide a site development plan showing all intended site improvements and numbered camp site locations.

Section 408: SIGNS (ZA 00-08 Eff. 01-08-01)

Section 408.1 General Intent

The purpose and intent of this Section is to support and complement the various land uses allowed in County of Stanly by the adoption of policies and regulations concerning the placement of signs.

The Stanly County Commissioners do hereby find and declare that the outdoor placement of signs is a legitimate use of private property but that the erection of signs should be controlled and regulated in order to promote the health, safety, welfare and convenience and enjoyment of travel on and protection of the public investment in streets and roads in Stanly County and to promote the reasonable, orderly and effective display of such signs, displays and devices. It is also the intent of this Section to prevent signs from dominating the visual appearance of the area in which they are located and to enhance the aesthetic environment of the Stanly County area.

Section 408.2 Sign Illumination

- A. The letter "N" means that the sign shall not be lighted.
- B. The letter "L" means that the sign may be illuminated.
- C. All lighted signs shall have their lighting directed in such a manner as to illuminate only the face of the sign.
- D. No commercial sign (other than a ground-mounted sign) within 100 linear feet of a pre-existing residential structure may be illuminated between the hours of 12:00 midnight and 6:00 a.m. A residence shall be deemed "pre-existing" for purposes of this Section if it has a valid building permit in effect for construction of said structure or if construction of said structure was complete on or prior to the effective date of this provision.

Section 408.3 Unsafe Signs

Any sign which is determined by the Zoning Officer as being insecure, in danger of falling or otherwise endangering the public safety shall be immediately removed by its owner unless it is repaired and made to otherwise comply with the requirements of this Ordinance.

Section 408.4 Sign Area

The surface area of a sign is computed as including the entire area within a parallelogram, triangle, circle, semi-circle or other regular geometric figure, including all of the elements of the display, but not including blank masking (a plain strip, bearing no advertising matter around the edge of a sign), frames, display of identification or licensing officially required by any governmental body, or structural elements outside the sign surface and bearing no advertising matter. In the case of signs mounted back-to-back, only one side of the sign is to be included in the area. Otherwise, the surface area of each sign is to be separately computed. In the case of cylindrical signs, signs in the shape of cubes, or other signs which are substantially three-dimensional with respect to their display surfaces, the entire display surface or surfaces is included in computations of area. See next page for examples.

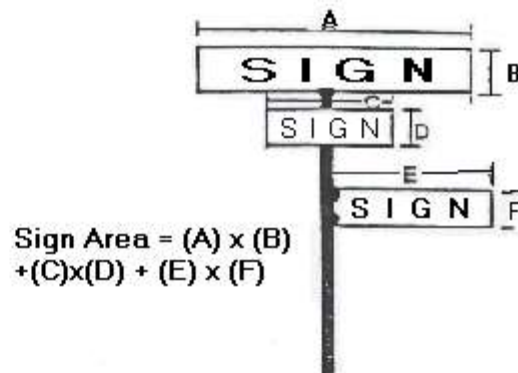
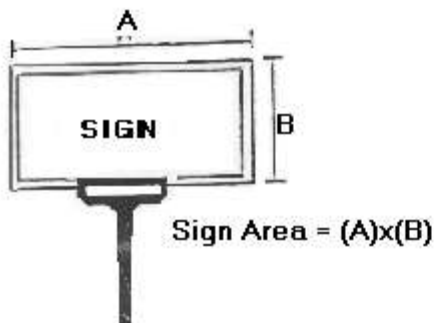
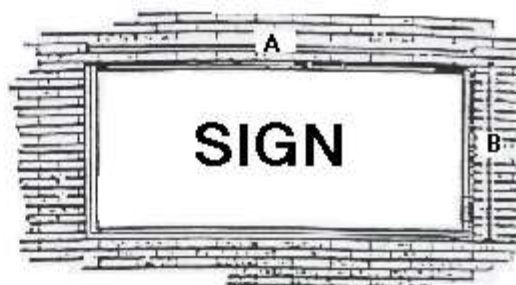
In the case of embellishments (display portions of signs extending outside the general display area), surface area extending outside the general display area and bearing advertising material is to be computed separately (according to the method described immediately above in this Section) as part of the total surface area of the sign. If a sign is attached to an entrance wall or fence, only that portion of that wall or fence onto which the sign face or letters are placed shall be calculated in the sign area onto which the sign face or letter.

EXAMPLES OF HOW SIGN AREA IS TO BE COMPUTED ARE INDICATED BELOW:

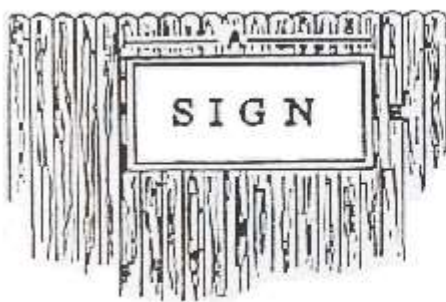
Ground Sign
Sign Area = (A) x (B)



Wall Sign
Sign Area = (A) x (B)



Fence Sign



Sign Area = (A) x (B)

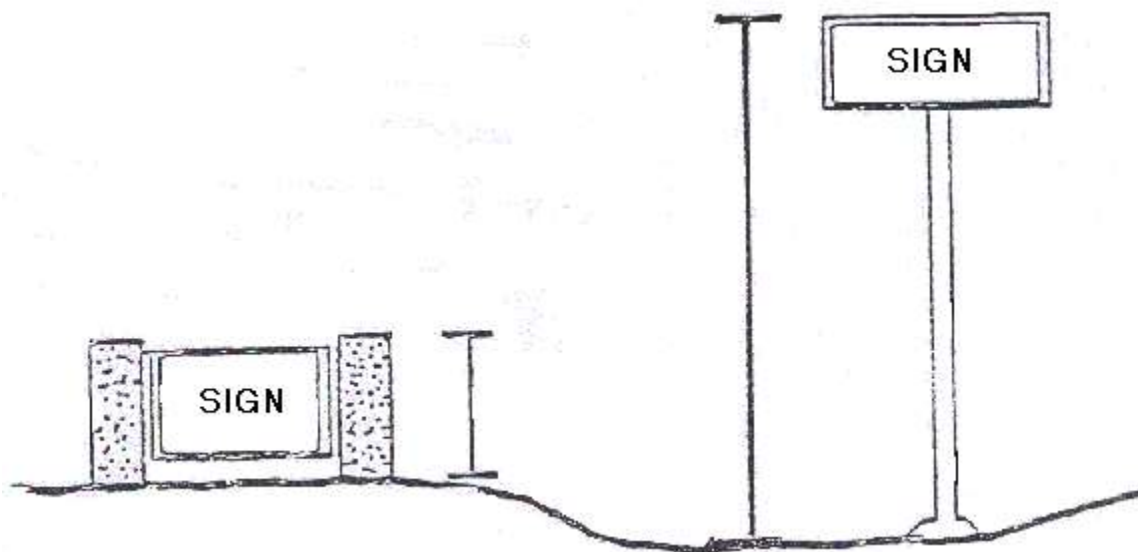
Store Front



Sign Area = (A) x (B)

Section 408.5 Sign Height

The height of a sign shall be measured from the highest point of a sign to the point of ground surface beneath it.



Section 408.6 Permit Required

Except as otherwise provided in Section 408.7 of this Ordinance, it shall be unlawful for any person to erect, construct, enlarge, move or replace any sign or cause the same to be done, without first having obtained a sign permit for such sign from the Zoning Officer as required by this Ordinance. A fee, in accordance with a fee schedule adopted by the County Commissioners, shall be charged for each sign permit issued.

Notwithstanding the above, changing or replacing the copy on an existing lawful sign shall not require a permit, provided the copy change does not change the nature of the sign such as to render the sign in violation of this Ordinance.

Section 408.7 Signs Not Requiring Permit

The following types of signs are exempt from permit requirements of Section 408.6 of this Ordinance and may be placed in any zoning district subject to Section 408.2(D). Such signs shall otherwise be in conformance with all applicable requirements contained in this Ordinance. There shall be no limit as to the number of such signs on any lot, except as herein prescribed. All such signs (except government signs) shall be located outside a road right-of-way. Except where specifically provided for, portable signs shall be prohibited.

- A. Government signs. (City, County, State, National, Military etc.)
- B. Memorial signs, plaques or grave markers which are noncommercial in nature.
- C. Flags, pennants, insignia, or religious symbols of any government, non-profit or not-for-profit organization when not displayed in connection with a commercial promotion or as an advertising device.
- D. Integral decorative or architectural features of buildings; works of art; so long as such features or works do not contain letters, trademarks, moving parts or lights.
- E. On-premise directional and instructional signs not exceeding six (6) square feet in area apiece.
- F. Identification signs for residential uses not exceeding four (4) square feet in area [one (1) only per premises]
- G. Incidental signs, however, in no case shall a drive-in service window menu board be oriented to a public right-of-way or exceed thirty-two (32) square feet in area. Any such drive-in service window menu board containing a loud speaker shall be located at least fifty (50) feet from any pre-existing residential structure (as defined in Section 408.2) located in a Residential (R-40, R-A, R-R, R-20, R-10, R-8, R-MHP) district.
- H. Campaign and election signs provided that:
 - 1. Each sign shall not exceed (32) square feet in area.

2. All such signs shall be removed within seven (7) days after the election for which they were made.
3. Property owner shall be held responsible for violations.

I. Temporary real estate signs advertising a specific property for sale, lease, rent or development shall be located as follows:

1. One sign per street frontage advertising real estate "For Sale", "For Rent", "For Lease" or "For Development" not greater than ten (10) square feet, except 32 square feet for an auctioneer sign, in area in a R-40, R-A, R-R, R-20, R-10, R-8, R-MHP District and sixty-four (64) square feet in area in nonresidential districts may be located on the property being advertised so long as said sign is located behind the street right-of-way line. If the property so advertised lies on a corner lot or double frontage lot, then a second sign may be oriented along the second street so long as the two signs are at least one hundred (100) feet apart as measured by the shortest straight line.
2. In addition to the on-site real estate sign(s), a maximum of three (3) directional signs, each not exceeding four (4) square feet in area, shall be permitted off the subject premises. A one time three week advertising period shall be permitted for up to 20 signs off the premise not to exceed thirty-two square feet and as long as the property owner grants permission. The message of said signs shall be limited to the name of the property or development being advertised, an address, a telephone number, a directional arrow, mileage to the subject property, and the terms "Lot/Home For Sale", "For Rent", "For Lease", "For Development", "Estate Sale", etc.
3. No more than three (3) temporary directional signs advertising a specific planned commercial or mixed use development, subdivision, multi-family development, etc. may also be permitted off-site. Each such sign may have a maximum area of three (3) square feet.
4. All such temporary signs shall be removed within seven (7) days after the property has been sold, rented, leased, etc.
5. No sign allowed under this subsection shall be lighted.

J. Permanent subdivision or planned residential development identification signs not exceeding thirty-two (32) square feet.

K. Temporary construction signs provided that:

1. Signs in conjunction with any residential use shall not exceed ten (10) square feet each.
2. Signs in conjunction with all other uses shall have a maximum area of fifty (50) square feet each.
3. Only one (1) such sign oriented per street front per premises shall be erected. Any two such signs located on the same premises shall be located at least one hundred (100) feet apart as measured by using a straight line.

4. Such signs shall not be illuminated.
5. Such signs shall only appear at the construction site.
6. Such signs shall be removed within seven (7) days after a completion of the project.

L. Temporary farm product signs provided that:

1. One on-premises sign may be used. Said sign shall be located off the street right-of-way and at least ten (10) feet away from any side lot line. Such sign shall have a maximum area of nine (9) square feet and may not be illuminated.
2. A maximum of two off-premise signs shall be permitted. Said off-premise signs may be no greater than four (4) square feet apiece and shall not be illuminated. No such sign shall be allowed in the street right-of-way nor within ten (10) feet of a side lot line.
3. Portable signs shall not be used for any sign allowed under this Subsection.
4. No signs shall be permitted for longer than 90 days and must be removed for at least 30 days

M. Temporary special event signs for religious, charitable, civic, fraternal or similar non-profit or not-for-profit organizations provided that:

1. Signs shall be erected no sooner than thirty (30) days prior and removed no later than two (2) days after the event.
2. Portable signs for such uses may be allowed.
3. No such sign shall exceed thirty-two (32) square feet.
4. No such sign shall be illuminated.
5. All such signs shall be located off the street right-of-way, unless otherwise granted permission for such location by the Zoning Officer or NCDOT. In no case may any such sign extend onto or over a street pavement or impede the view of any motorists or pedestrians. Location of such signs within a road right-of-way shall be limited to the day of the event.

N. Temporary displays as part of a Christmas, holiday or civic event so long as any such displays are not located within a street right-of-way unless the County Commissioners or NCDOT first grants permission for such.

O. One (1) on-premise and three (3) off-premises yard sale signs per yard sale. All such signs shall be removed within twenty-four hours after the yard sale has been terminated. No such sign shall be greater than four (4) square feet in area. All such signs shall be located off the street right-of-way.

- P. Bulletin Boards and signs which contains information of a non-commercial nature. Such bulletin boards and signs may have a maximum area of seventy-five (75) square feet.
- Q. Window Signs
- R. "Warning", "No Trespassing" and similar informational signs
- S. Signs located within a stadium intended to be read only by persons seated within the stadium.
- T. Permanent municipal, school, recreational signs, schedule of events, rules and regulations signs. Such signs shall not include identification signs.
- U. Any sign inside a building, not attached to or placed within an external window or piece of glass that is not legible more than three (3) feet beyond the building in which it is located.
- V. Signs placed on newspaper boxes designed for placement of delivered newspaper to a particular location.
- W. Signs advertising the price of gasoline or designating self service or full service pumps, so long as such signs are attached to the pump island or a permitted free standing sign.
- X. A North Carolina vehicle inspections sign so long as such sign is not located in any right-of-way.
- Y. Relocation of one non-conforming sign with written approval of the County Zoning Administrator. Requirements for such are as follows:
- 1) Not be moved more than 100 linear feet.
 - 2) Sign privately owned by the business advertised and not to be sold.
 - 3) Size not to exceed 32 sq. ft.
 - 4) Property owners written permission for new location.
 - 5) Can only be moved once under this provision.
 - 6) Sign or business must have been erected before 4/16/73.
 - 7) Sign shall not increase in the degree of non-conformity. (Setbacks, etc.)
 - 8) If at anytime the preceding requirements are not met, the sign shall be removed.

Section 408.8 Prohibited Signs

1. Any sign that the Zoning Officer determines obstructs the view of bicyclists or motorists using any street, approach to any street intersection, or which interferes with the effectiveness of or obscures any traffic sign, device, or signals shall be prohibited.
2. Illuminated highly reflective signs or spotlights, which hamper the vision of motorists or bicyclists.
3. Signs, which contain lights, rotating disks, words and other devices not erected by a public authority, which, may be erroneously construed as government signs or emergency warning signs. An example of this is a sign which contains a picture of a traffic sign plus the word "Stop", "Yield", etc.

4. Any sign located outdoors which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or providing light or air.
5. Any sign (other than a government sign), banner or display placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street or right-of-way, unless otherwise permitted.
6. Any sign located in such a way as to intentionally deny an adjoining property owner visual access to an existing sign.
7. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color or signs with electrically scrolled messages (except government signs and signs which give time and temperature information). If a time and temperature sign alternates between a time message and a temperature message it shall continuously show one message a minimum of three (3) seconds in time before switching to the other message.
8. Portable signs [excluding 1) temporary signs otherwise permitted in Section 408.7(N) and 2) signs containing non-commercial copy messages allowed in Section 408.7 of this Ordinance, and 3) hand portable commercial signs up to 4' X 4' in the C-B zoning district which are brought out at the beginning of the business day, and taken in at the end of the business day]]
9. Parked vehicles with messages (exempting vehicles with commercial advertising which are used regularly and customarily to transport persons or property for business).
10. Rotating signs, other than on-premise rotating identification names which contain a logo and/or business name on it.
11. Roof signs [except for signs containing non-commercial copy messages in Section 408.7]
12. Signs placed on a piece of property without permission of its owners or agent.
13. Inflatable signs [including inflated balloons having a diameter of greater than two (2) feet]. Each business shall be allowed a permit for a maximum of 2 weeks each session 4 times a year to have an inflated balloon either on the ground or in the air as part of a special event on site. All other laws apply.
14. Other signs not expressly permitted in this Ordinance.
15. Any sign whose sign face was initially constructed and designed to be placed and/or transported on wheels, regardless if said sign face is removed from its base and placed on or in the ground so as to otherwise classify said sign as a "free-standing" sign as herein defined.

Section 408.9 Signs Permitted In Residential (R-A, R-40, R-MHP, R-R, R-20, R-10, R-8) Districts

Signs allowed without a permit are listed in Section 408.7 of this Ordinance. The following signs may be placed in such districts subsequent to the issuance of a permit by the Zoning Officer. All other signs shall be prohibited. Additional specifications for sign placement are found in Section 408.12

A. Signs on premises of multi-family developments are regulated as follows:

1. Type of signs permitted: Identification (wall or free-standing)
2. Permitted number of signs: One (1) per premises per public street front.
No two signs identifying the same use shall be located closer than two-hundred (200) feet from each other measured by using the shortest straight line distance
3. Maximum area of signs: Thirty-two (32) square feet apiece
4. Permitted illumination: L
5. Maximum height: Free-standing: Ten (10) feet.

Wall: Sign shall not be allowed to extend above the parapet of the building.

B. Signs on premises of churches, schools, community center, park, playground, public safety station, public library, golf course, club or lodge:

1. Type of signs permitted: Identification (wall or free-standing)
2. Permitted number of signs: a. One (1) sign per street front provided that no two signs are located within a straight line distance of two-hundred (200) feet

b. In addition, for any use which contains more than one (1) principal structure, one free-standing identification sign may be placed within twenty (20) feet of each building provided that building does not contain any wall identification signs
3. Maximum area of signs: Fifty (50) square feet per Section 408.9(b)(2)(a);
Twenty-Four (24) feet per Section 408.9(b)(2)(b)
4. Permitted illumination: L
5. Maximum height: Free-standing. Ten (10) feet

Wall. Sign shall not be allowed to extend above the parapet of the building

C. Signs on premises of all other uses allowed in residential districts are regulated as follows:

- | | | |
|----|----------------------------|--|
| 1. | Type of signs permitted: | Identification (Wall or Free-Standing) |
| 2. | Permitted number of signs: | One (1) sign only. |
| 3. | Maximum area of signs: | Thirty (30) square feet. |
| 4. | Permitted illumination: | L |
| 5. | Maximum height: | <u>Free-standing</u> : Ten (10) feet. |

Wall: Signs shall not be allowed to extend above the parapet of the building.

D. Signs for customary home occupations, rural home occupations, family day care centers, family care homes, rooming houses, Rural Based Business and Bed and Breakfast Inns. (ZA 02-04) (ZA 05-15)

- | | | |
|----|----------------------------|--|
| 1. | Type of signs permitted: | Identification (Wall or Free-Standing) |
| 2. | Permitted number of signs: | One (1) sign only. In addition such sign shall be 30 feet from the road right of way and be located on the same lot as the subject being advertised. |
| 3. | Maximum area of signs: | 432 square inches. |
| 4. | Permitted illumination: | N |
| 5. | Maximum height: | <u>Free-standing</u> : Six (6) feet. |

Wall: Signs shall not be allowed to extend above the parapet of the building.

Section 408.10 Signs Permitted In the C-B (Central Business) District

Except as otherwise permitted by this Ordinance, signs in the C-B District shall be limited to wall, canopy and awning signs. Regulations governing these signs are as follows:

A. Wall Signs

1. On-structure signs shall be considered either attached signs or painted wall signs.
2. No sign painted on a building or wall shall exceed 50% of the wall area upon which the sign is located.
3. No wall sign shall exceed 18 inches from the wall face into the right-of-way unless at least 10 feet above grade.

B. Canopy and Awning Signs

A sign message on a canopy or awning shall contain only the name of the business, street address, and/or the type of business, type of goods sold, or services rendered.

1. Each business is permitted up to one (1) sign hung under a canopy or awning provided the message on the sign is perpendicular to the building and the sign is at least eight and one half (8-1/2) feet above the surface of the sidewalk and is no more than four (4) square feet in size.
2. If a wall sign is not used, a business is permitted to use up to one (1) canopy or awning sign. Said sign may be of either of the following types of canopy or awning signs:

- a. A canopy or awning sign along a canopy or awning edge (fringe or drip-flap) for fabric canopies or awnings or vertical fascia surface (in the case of a rigid canopy or awning) provided the message does not exceed ten (10) inches in height nor extend in any direction above, below, or beyond the canopy edge.
- b. A canopy or awning sign above the edge of the canopy or awning on the surface of the canopy or awning covering provided the signing is within the parallel edges of the canopy or awning covering and is an integral part of the canopy or awning covering.

Signage on the canopy or awning sign shall be limited to no greater than one-half of the area bounded by the edges of the canopy or awning not including any drip flap or vertical fascia surface. If signage is only found in fringe drip-flap portion of the canopy, the entire portion of said area may be utilized for signage.

Section 408.11 Signs Permitted in All H-B, G-B, M-1, and M-2 Districts

408.11.1 The following are regulations for all wall signs and free-standing signs for all uses except that such regulations shall not be applicable to free-standing signs in shopping centers, business parks, office buildings and other commercial multi-tenant developments and out parcels in said developments. Signs allowed without a permit are found in Section 408.8 of this Ordinance. Certain pole signs are also allowed in the H-B, G-B, M-1, and M-2 zoning districts and are regulated by Section 408.12.3. Wall signs shall also be governed per Section 408.12.1; free-standing signs per Section 408.12.2. Supplemental directory/directional signs are permitted per Section 408.12.3. Certain Off-Premise Signs are permitted per Section 408.12.3 in the M-1 and M-2 zoning districts unless prohibited otherwise. All other signs are prohibited.

1. Types of sign permitted: Business, Identification
2. Permitted number of signs: Wall. No limit

Free-standing. A free-standing sign shall not be permitted if the principal structure containing the use identified for the sign is located less than thirty (30) feet from the edge of that portion of the road right-of-way parallel to the architectural front of said structure. Otherwise, one (1) only is permitted except two (2) shall be permitted if the principal use has direct access from two (2) or more public roads. If two signs are allowed, they shall be located at least two hundred (200) feet apart as measured using the shortest straight-line distance between the two signs.

3. Maximum area of signs: Wall. A maximum of ten (10) percent of the wall area of any wall on the building. Except as provided herein and in Section 408.12.1, in no instance shall any principal use, be allowed to have an aggregate wall sign area in excess of one hundred (100) square feet.

Free-standing. Eighty (80) square feet.

4. Permitted illumination: L

5. Maximum height: Wall: Signs shall not be allowed to extend above the parapet of the building.
Free-standing: Twenty (20) feet.

408.11.2 Shopping center (S-C) and other multi-tenant identification signs.

1. Types of sign permitted: Identification (for the shopping center itself and for the uses located within the shopping center other than in outparcel lots)
2. Permitted number of signs:
 - a. A shopping center which contains two (2) or more non-residential uses located in a unified building or group of buildings may have one (1) free-standing identification sign giving the name of the development and/or the name of the businesses and other uses occupying the development.
 - b. Notwithstanding Section 408.11.2(2)(a), if the development consists of (i) two or more multi-tenant principal buildings, and (ii) access to each tenant in a building is made by a common entrance and (iii) no wall signs identifying any of the buildings tenants are placed on the building; then one free-standing sign which identifies the tenants of the building may also be placed within twenty (20) feet from the edge of the building.
3. Maximum area of signs: Eighty (80) square feet except thirty-six (36) feet for any sign allowed per Section 408.11.2(2)(b).
4. Permitted illumination: L
5. Permitted height: Twenty (20) feet except ten (10) feet for any sign allowed per Section 408.11.2(2)(b)

408.11.3 Detached signs on outparcels of shopping centers, office parks and other commercial multi-tenant developments shall be regulated as follows:

1. Type of Sign Permitted: Ground Mounted Identification (such sign shall only be permitted if all applicable parking and yard requirements for that lot are met by the use and structure occupying said lot)
2. Permitted Number of Signs: One per outparcel
3. Maximum Area of Sign: Thirty-six (36) square feet
4. Permitted Illumination L
5. Maximum Height: Ten (10) feet
6. Location: At least 10 feet behind edge right-of-way line. Said sign may only be placed on the outparcel lot and not elsewhere in the development.

Section 408.12 Specifications for Signs Requiring A Permit

The following are general specifications applicable to the various permitted signs. Additional specifications regarding size, number, location, and permitted types of signs are set forth in the individual zoning districts.

408.12.1 Wall Sign

1. The maximum permitted aggregate area of wall signs per premises may be increased beyond that which is normally allowed using either (but not both) of the following methods:

a. If a free-standing identification sign is not used on the premises, the aggregate area of wall signs may be increased by a maximum of fifty (50) percent per premises in all zoning districts except the C-B district.

b. The aggregate area of all wall signs per premises may be increased based on the distance, the principal building is set back from the required front setback line. Said increase shall be in accordance with the following Table:

Principal Building Distance Setback From The Required Wall Sign Area <u>Front Setback</u>	<u>Allowed Aggregate Increase</u>
0 - 49 Feet	0 Percent
50 - 99 Feet	25 Percent
100 - 149 Feet	50 Percent
150 - 199 Feet	100 Percent
250 - 299 Feet	125 Percent
300 - 349 Feet	150 Percent
350 - 399 Feet	175 Percent
400 Feet or More	200 Percent

2. No wall sign shall project more than 18 inches from the building wall. Further, no wall sign or its supporting structure shall cover any window or part of a window.

3. Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises. Signs may be painted or printed onto a canopy or awning. In no instance shall a canopy or awning sign extend into a street right-of-way. This paragraph shall not apply to the C-B District. For canopy and awning sign regulations for the C-B District see Section 408.10.

4. A projecting sign may be substituted for part or all of the allowable wall signage per premises. A projecting sign shall not project more than four feet from a building. In no instance shall a projecting sign extend into a street right-of-way.

408.12.2 Free-Standing Signs

1. All free-standing signs shall be located behind and not extend into the street right-of-way, except as provided elsewhere in this Ordinance. All signs greater than two and one-half (2-1/2) feet in height as measured from the grade of the road or having a vertical clearance of less than ten (10) feet shall be located a minimum of five (5) feet behind the street right-of-way (unless a greater setback is provided elsewhere in this Ordinance).
2. No free-standing sign greater than five (5) square feet in area shall be located closer than to ten (10) feet to any adjacent lot line. A twenty (20) foot side-yard setback shall be required if the side lot line abuts a Residential (R-40, R-A, R-R, R-20, R-10, R-8, R-MHP) district. Greater setbacks shall be provided if otherwise required.

408.12.3 Off-Premises Signs

1. All signs shall be no larger than 100 square feet if located on a street with 3 or less lanes of traffic and no larger than 150 square feet on streets with 4 or more lanes of traffic.
2. All signs may be illuminated in accordance with Section 408.2
3. All signs shall be located at least 2000 feet from any other off-premise advertising sign and from any portion of the lot containing the principle use being advertised. The distance between advertising signs and between an advertising sign and the business being advertised shall be measured in a straight-line distance from the nearest point of the sign or property boundary at the Right-of-way.
4. No more than two sign faces are allowed per off-premise sign.
5. Where a sign has two faces, each face shall be back to back with no more than 10 foot separation or exceed a V-Shape in excess of 45 degrees. V-Signs that exceed 45 degrees shall be counted as one face and thus shall reduce the allowable permitted sign area.
6. The height shall not exceed 50 feet from the ground immediately under the sign.
7. No portion of the sign shall be closer than 35 feet from any street right of way or adjoining property line. In addition, no sign shall be located any closer than 50 feet to any building or structure on the property or within 200 feet of any residential structure on adjoining property measured in a straight-line distance from the nearest point of the sign or residence.

408.12.4 Neighborhood Business Signs (N-B)

1. Types of sign permitted: Free Standing and Ground Mounted identification (such sign shall only be permitted if all applicable parking and yard requirements for that lot are met by the use and structure occupying said lot)
Identification (for a multi-tenant business center for the name of the center and the tenant of the center and uses located within the shopping center other)
2. Permitted number of signs:
 - a. A business center which contains two (2) or more non-residential uses located in a unified building or group of buildings may have one (1) free-standing or ground mounted identification sign giving the name of the development and/or the name of the businesses and other uses occupying the development.
 - b. If the development consists of **(i)** two or more multi-tenant principal buildings, and **(ii)** access to each tenant in a building is made by a

common entrance and **(iii)** no wall signs identifying any of the buildings tenants are placed on the building; then one free-standing sign which identifies the tenants of the building may also be placed within twenty (20) feet from the edge of the building.

3. Maximum area of signs: Eighty (80) square feet except thirty-six (36) feet for any sign allowed per Section 408.12.4(2)(b).
4. Permitted illumination: L
5. Permitted height: Twenty (20) feet except ten (10) feet for any sign allowed per Section 408.12.4(2)(b)

Section 409 Off-Street Automobile Parking and Storage

It is the intent of this section to eventually eliminate all on street parking except in the Central Business District and occasional visitor parking in residential districts.

409.1 Off-street automobile parking or storage space shall be provided on every lot on which any of the following uses are hereafter established in all districts except the CB Central Business District.

409.2 If a vacant residentially-zoned lot abuts commercially zoned property requiring additional off-street parking, such residential property may be used for off-street parking provided it be in the same ownership as the commercial property, and provided all requirements of this section are met.

409.3 No certificate of compliance will be issued upon completion of any building or groups of buildings unless and until all off-street parking and loading requirements shown upon the plans are made part of the building permit and shall be in place and ready for use. The required parking space for any number of separate uses may be combined in one (1) lot, but the required space assigned to one use may not be assigned to another use at the same time.

409.4 Each automobile parking space shall not be less than ten (10) feet wide and twenty (20) feet long exclusive of adequate egress and ingress drives and maneuvering space as determined by the Zoning Enforcement Officer. Such space shall be provided with vehicular access to a street or alley and shall be designed by use of landscaping or wheel guards to prevent commercial traffic from backing onto any public roadway. Such use shall not thereafter be encroached upon or altered, and shall be equal in number to at least the minimum requirements for the specific use set forth below:

USE CLASSIFICATION

Automobile sales and repair

Bowling alleys

Churches

Elementary schools and Junior High schools, both public and private.

Hospitals

Mortuary or funeral home

Motels, tourist home, tourist courts, and hotels

Medical offices and clinics

Offices, professional, business, or public, including banks

Places of public assembly, including private clubs and lodges, auditoriums, dance halls, pool room, theaters, stadiums, gymnasiums, community centers, amusement parks, armories, and all similar places of public assembly

Residential dwellings

Restaurants

Restaurants, drive-in, or similar uses designed for curb-type service

PARKING SPACE REQUIREMENT

One (1) space for each two (2) employees at maximum employment on a single shift plus two (2) spaces for each 300 square feet or repair or maintenance space.

Two (2) spaces for each alley, plus one (1) additional space for each two (2) employees.

One (1) space for each four (4) seats in the main chapel.

One (1) space for each employee.

One (1) space for each four (4) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each four (4) employees.

One (1) space for each four (4) seats in each chapel or family room, or fifty (50) spaces for each chapel or family room, whichever is greater.

One (1) space for each 200 square feet of gross floor area.

Four (4) spaces for each doctor practicing at the clinic, plus one (1) space for each employee.

One (1) space for each 200 square feet of gross floor area.

One (1) space for each four (4) seats provided for patron use, plus one (1) space for each 100 square feet of floor or ground area used for amusement or assembly, but not containing fixed seats.

Two (2) spaces for each dwelling unit.

One (1) space for each three (3) seating accommodations, plus one (1) space for each two (2) employees on the shift of largest employment.

Five (5) square feet of parking area for each one (1) square foot of gross floor area; provided further, however, that no facility shall have less than facility shall have less than fifteen (15) spaces.

Retail businesses floor	One (1) space for each 200 square feet of gross area.
Rooming and boarding houses	One (1) space for each two (2) guest rooms plus one (1) additional space for the owners, if resident on the premises.
Sanitariums, rest or convalescent homes, homes for the aged, and similar institutions	One (1) space for each four (4) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each two (2) employees.
Senior high schools and colleges, both public and private	One (1) space for each five (5) students for whom the school was designed, plus one (1) space for each employee
Service stations	Two (2) spaces for each gas pump, plus three (3) spaces for each grease rack or similar facility.
Shopping centers	Two (2) square feet of parking area for each square foot of gross floor area.
Mobile home parks	Two (2) spaces for each trailer house.
Wholesaling and industrial	One (1) space for each two (2) employees at maximum employment on a single shift.

Section 410 Off-Street Loading and Unloading Space

Every building or structure used for business, trade or industry hereafter erected shall provide space as indicated herein for the loading and unloading and maneuvering space of vehicles off the street or public alley. Such space shall have access to any alley or, if there is no alley, to a street. For the purposes of this section, an off-street loading space (exclusive of adequate access drives and maneuvering space) shall have minimum of twelve (12) feet by forty (40) feet and an overhead clearance of fourteen (14) feet in height above the alley or street grade.

Retail business;	One (1) space for each 5,000 square feet of gross floor area.
Wholesale and industry:	One (1) space for each 10,000 square feet of gross floor area.

Section 411 Customary Home Occupations

Customary home occupations may be established in a dwelling in any residential district. The following requirements shall apply in addition to all other applicable requirements of this ordinance for the residential district in which such uses are located:

411.1 The home occupation shall be clearly identical and subordinate to the residential use of the dwelling and shall not change the residential character of the dwelling.

411.2 No accessory buildings or outside storage shall be used in connection with the home occupation.

411.3 Residents of the dwelling only may be engaged in the home occupations except that not more than one (1) assistant may be employed by professional persons such as lawyers, physicians, dentist, and chiropractors.

411.4 No display of products shall be visible from the street and only products made on the premises may be sold on the premises.

411.5 No internal or external alterations inconsistent with the residential use of the building shall be permitted.

411.6 No machinery that causes noises or other interferences in radio and television reception shall be allowed.

411.7 Only vehicles used primarily as passenger vehicles shall be permitted in connection with the conduct of the customary home occupation.

411.8 No chemical, electrical, or mechanical equipment that is not normally a part of domestic or household equipment shall be used primarily for commercial purposes, with the exception of medical and dental equipment used for professional purposes.

411.9 Instruction in music, dancing and similar subjects shall be limited to two (2) students at one time.

Section 412 Rural Home Occupations

412.1 A building containing a rural home occupation shall be located no less than fifty (50) feet from street right-of-way and at least thirty (30) feet from any exterior property line where a lot line adjoins a Residential or Residential Agricultural tract of land.

412.2 In the case where a lot line adjoins a commercially zoned lot, the adjoining minimum required yard (rear, side and/or front) for any building containing a rural home occupation shall be as required for accessory buildings in the R-A, Residential-Agricultural District.

412.3 A rural home occupation shall be contained entirely within one building with a maximum floor area of 2,000 square feet devoted to the use; and there shall be no outside storage of materials or equipment.

412.4 One rural home occupation shall be permitted per lot.

412.5 The operator of the rural home occupation must reside on the same parcel of land or on an adjoining parcel of land in his ownership, upon which the rural home occupation is located.

412.6 No more than three (3) people who do not reside on the premises may be employed by a rural home occupation.

412.7 The rural home occupation shall not create smoke, odor, dust, or noise which would cause health hazard or nuisance to surrounding property.

Section 413 Fences

Residential zones: Fences shall not exceed 4 feet in height in the front yard. The “front yard” for this section shall be defined as the portion of lot between the street right of way or easement extending back to the front yard setback as specified in the underlying zoning district. Fences and hedges shall not exceed six (6) feet in height from behind the “front yard” to the point perpendicular to the side lot line from the rear most part of the principal structure. Fences and hedges shall not exceed eight (8) feet in height to the rear of the principle structure. Where the lot is a corner lot on state maintained or publicly dedicated roads, the fence height shall be limited to four feet for the distance required in the underlying zone as measured from the street right of way.

Commercial zones: Fences shall not exceed four (4) feet in height in the front yard and eight (8) feet in all other areas. The “front yard” for this section shall be defined as the section of lot between the street right of way or easement extending back to the front yard setback as specified in the underlying zoning district.

Industrial zones: Fences shall not exceed eight (8) feet in height.

In no instance shall any fence impede, impair, or otherwise restrict the view of traveling public at any intersection or be allowed in any street right of way.

A Temporary Zoning Compliance for a fence that exceeds the height requirements may be issued for circumstances under hardship or duress. A temporary fence exceeding the height requirements may be allowed on an annual basis due to a temporary hardship, and with certain specific conditions, on approval from the Zoning Administrator. Written application shall be made to the Zoning Administrator for the Temporary Zoning Compliance. The basis for approval shall be for reasons of safety, health, welfare, or other related hardships. Such temporary fence shall be removed within 30 days after the hardship no longer exists. Reapplication to the Zoning Administrator shall be made before termination of the annual extension of time or the Temporary Zoning Compliance shall be subject to revocation. (ZA-02-12) (ZA-03-04)

Section 414 Separation of Buildings

On any single lot of record, principal structure (where more than one is allowed) shall be separated by a minimum 30 feet of yard area. (ZA 86-4)

Section 415 Rural Based Businesses (ZA 06-03)

In order to accommodate a wider array of rural based businesses, to supplement the current Customary and Rural Home Occupations, and to avoid each rural home occupation case proceeding to a rezoning, the following shall apply.

With all operations conducted inside an enclosed building are permissible in the RA district upon receipt of a special use permit. Notwithstanding the provisions of section 1005, the board of adjustment may not issue a special use permit for such use unless it makes an affirmative finding that the proposed use satisfies (or when constructed will satisfy) each of the following requirements:

- (1) Within 500 feet of any building that houses a Rural Based Business use there are no residences (other than a residence owned by the applicant) that are occupied or held ready for occupancy or under construction, including building permit issuance, on the day the permit is issued.

- (2) An opaque screened buffer or fence shall be installed to shield neighboring property and any public street from the view of any building that contains rural based business use and any associated parking.
- (3) The proposed use will not require and will not allow truck pick-up or delivery traffic before 7:00 a.m. or after 7:00 p.m.
- (4) The total gross floor area of any building(s) that contain the rural based business use may not exceed 3,000 square feet.
- (5) The maximum square footage of sign surface area advertising the proposed use shall be limited to Section 408.9(d), and no more than one freestanding sign may be erected onsite or on the building. No off-premise signs allowed in connection with a rural based business.
- (6) There shall be no outside storage of motor vehicles or parts thereof in connection with any use granted.
- (7) The proposed use will not substantially injure the value of adjoining or neighboring properties, and the burden of proof on this issue lies with the applicant. However, if the applicant presents a petition, signed by the owners of all adjoining properties entitled to receive notice of the hearing on the application pursuant to Section 1005, stating that such property owners believe their property values will not be adversely affected by the proposed use, this petition shall be sufficient evidence from which the board may make the required finding.

Section 416 Public Purpose Signs

Signs posted by duly constituted public authorities in pursuance of their public duties are permitted in any zoned district provided that they meet all requirements of Section 408 of this Ordinance. (ZA 90-7) (ZA 05-15)

Section 417 Non-Residential Principle Structure Setbacks in Residential Districts

Wherever non-residential principle structures are allowed within residential zoned districts, non-residential principle structures shall be required to maintain the same setbacks as required of residential structures in that district. (ZA 94-2)

Section 418 PERMITS (ZA 99-06)

418.1 Zoning Permit with Vested Rights

(A) In any case, the authorization of a Conditional Use Permit shall confer upon the specific development plan as approved, vested rights as provided for in G.S. § 153A-344.1. Such permits as authorized shall remain vested for a period of two years from the date of the action authorizing the issuance of such permits. However, no development authorized by such permits shall be commenced without a Zoning Permit.

(B) In any other case where the applicant for a Zoning Permit desires to obtain such vested rights, the applicant shall observe the following procedures:

(1) The applicant shall submit to the Zoning Enforcement Officer seven copies of a site specific development plan drawn to scale describing with reasonable certainty the type and intensity of use for the specific parcel or parcels of land. Such plan shall include:

- (a) The boundaries of the site;
- (b) Significant topographical and other natural features affecting the development of the site;
- (c) The location on the site of the proposed buildings, structures, and other improvements;
- (d) The dimensions, including height, of the proposed buildings and other structures;
- (e) The location of all existing and proposed infrastructure on the site, including water, sewer, roads, and walkways; and
- (f) Such other information as the Zoning Officer may determine to be necessary in order to determine the specifics of the plan.

(2) Public hearing; notice thereof.

- (a) Upon receipt of a properly prepared site specific development plan the Zoning Officer shall arrange to bring such plan before the Planning Board in the manner of a public hearing. Completed plans shall be received a minimum of 25 calendar days prior to the public hearing at which the proposed vested rights plan is scheduled to be considered by the Board. Notice of the public hearing shall be given in the same manner as that required for an amendment to the zoning ordinance.
- (b) In considering an application for a zoning permit with vested rights the Planning Board shall give due regard that the purpose and intent of this section shall be served, public safety and welfare secured and substantial justice done. If the Board should find, after public hearing, that the proposed permit should not be granted, such proposed permit shall be denied.

(c) In granting such permit, the Planning Board shall make the following affirmative findings.

1. The use requested is among those listed as a permitted use in the district in which the subject property is located and complies with all the requirements of this section and other applicable ordinances.
2. The requested permit will not impair the value of the surrounding or adjoining properties and will not be detrimental to the health, safety or welfare of the community.
3. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

(C) In granting a zoning permit with vested rights, the Planning Board may impose such additional restrictions and requirements upon such permit as it may deem necessary in order that the purpose and intent of this section are served, public welfare secured and substantial justice done. Approval of a site specific development plan with the condition that a variance or modification be obtained shall not confer a vested right unless and until the necessary variance or modification is obtained. If all requirements and conditions are accepted by the applicant, the Board shall authorize the issuance of the permit, otherwise the permit shall be denied. Any permit so authorized shall remain vested for a period of two years from the date of the action granting the permit.

(D) Violations. Any violation of a term or condition involved in the granting of a zoning permit with vested rights shall be treated the same as a violation of this section and shall be subject to the same remedies and penalties as any such violation. In addition, the Planning Board may, after public hearing, revoke any such vested rights for failure to abide by any such term or condition.

(E) Other ordinances apply. The establishment of a vested right shall not preclude the application of overlay zoning which imposes additional requirements but does not affect the allowable type or intensity or use, or ordinances or regulations which are general in nature and are applicable to all property subject to land-use regulation, including but not limited to building, fire, mechanical, electrical and plumbing codes.

(F) Changes or amendments. No change or amendment to any zoning permit with vested right shall be made except after public hearing and except as provided for in this section for the original issuance of such permit. If, at the time of consideration of proposed change or amendment to an existing permit, such permit or proposed change or amendment could not be lawfully made under ordinance conditions existing at that time, such proposed change or amendment shall be denied. In addition, in no case shall there be an extension of the two-year time period for which such development right is vested. Nothing herein shall exempt plans related to such permit from subsequent reviews and approvals to ensure compliance with the terms and conditions of the original approval, provided that such reviews and approvals are not inconsistent with the original approvals. The rights vested shall run with the land.

(G) Status of expiration of term. A right, which has been vested, shall terminate at the end of the two-year vesting period with respect to buildings and uses for which no valid building permit applications have been filed. Upon issuance of a building permit, the provisions of G.S. § 153A-358 and 153A-362 shall apply except that a building permit shall not expire or be revoked because

of the running of time while vested right under this section is outstanding. Any development constructed pursuant to a zoning permit with vested rights for which the vested term has expired and which is not in conformance with all the terms of the section because of changes made in the provisions of this section, including the Zoning Map, after the issuance of such Permit shall be subject to the provision of this section relating to nonconformities the same as any other nonconformity. (ZA 99-06)

Section 419 Buffer Strips – Screen and Landscape requirements

A. Buffer Strip or Screen - Where a buffer strip is required, the buffer strip shall be an average of 10 feet with no less than 8 feet in width. Any dead or damaged shrubs shall be replaced within 90 days. Shrubs/Trees to be used shall be approved on a site plan by the Zoning Officer. The buffer strip shall not be used for another use, paved or used for vehicle parking and be protected by either a curb or wheel stop. The buffer area shall be planted in grass, mowed on a regular basis and kept weed and litter free by the property owner. Vegetative or organic ground cover may be substituted for grass. No trash containers or accessory buildings may be placed in the buffer area. A minimum six foot high solid wood opaque fence or masonry wall may be substituted for the buffer strip and evergreen hedge.

Examples of evergreen screen shrubs are in Figure 11.

B. Dumpster and Service Area Screen - Screen around service areas, including dumpsters, shall be accomplished with an opaque wood fence or masonry wall. The minimum height for said screen is 6 feet, however, said screen must be high enough to conceal the entire service area. A closeable, opaque gate is required and must remain closed when service/dumpster area is not in use.

C. Parking Screen

In order to facilitate the mitigation of breaking up the parking area and providing a positive alternative to the visual impact of automobile parking, the following requirements shall be required.

Landscape Design Standards

Summary of Requirements

All Other New Construction and Change of Use Construction

Type of Landscaping and/or Screening Required	Summary of Plantings, Beds and/or Structures Required	Parameters/Conditions for Plantings/Structures
Street Parking Lot Screening	<p>Minimum Planting Requirements:</p> <p>One (1) deciduous or evergreen tree per each 25 lineal feet of street frontage or fraction thereof;</p> <p>AND</p> <p>One (1) approved shrub planted for each required tree.</p>	<p>Required trees/shrubs may be planted anywhere along street frontage area provided that:</p> <p>Total number of required trees and shrubs are planted;</p> <p>A minimum planting bed of 25sf with no dimension less than 5ft is provided for each tree;</p> <p>Each bed consists of at least one tree;</p> <p>Distance between beds and open street areas do not exceed 90 lineal feet.</p> <p>Does not interfere w/ easements or rights-of-way (see below);</p> <p>All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10).</p>
Perimeter Parking Lot Screening	<p>Minimum Planting Requirements:</p> <p>One (1) deciduous or evergreen tree for each 35 lineal feet of interior parking lot frontage or fraction thereof;</p> <p>AND</p> <p>One (1) approved shrub planted for each required tree.</p>	<p>Required trees/shrubs may be planted anywhere along interior lot line frontage area provided that:</p> <p>Total number of required trees and shrubs are planted;</p> <p>A minimum planting bed of 25sf with no dimension less than 5ft is provided for each tree;</p> <p>Planting beds consist of at least 1 tree;</p> <p>The distance between planting beds and open interior lot areas does not exceed 120 lineal feet;</p> <p>Does not interfere w/ easements or rights-of-way (see below);</p> <p>All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10 on pg.15).</p>

Landscape Design Standards

Summary of Requirements

All Other New Construction and Change of Use Construction continued...

Type of Landscaping and/or Screening Required	Summary of Plantings, Beds and/or Structures Required	Parameters/Conditions for Plantings/Structures
Interior Parking Lot Screening for lots with greater than 75 parking spaces	One (1) planting bed for first 75 parking spaces; One (1) additional planting bed for each additional 25 spaces or fraction thereof.	Each planting bed shall consist of a minimum of 2 trees and 1 shrub; Minimum planting area shall be not less than 80 sq ft w/no dimension less than 8 ft; Planting beds may be consolidated; however, a minimum of 2 separate planting beds shall be provided where multiple beds are required; All planting beds must be protected from vehicular damage by the provision of some form of vehicle stop such as a curb or wheel stop (see fig.10).
Buffer Landscaping (between different land use areas as determined by zoning ordinance)	A continuous planting bed an average of 10 feet in width and not less than 8 ft with provision for protection from vehicular damage such as a curb or wheel stop (see fig.10 for examples).	Shall consist of evergreen trees at least five ft in height with a ratio of height to spread no less than five to three and deciduous trees a minimum of eight feet in height with no more than 50% being deciduous planted at average intervals no greater than ten feet on center; OR Two rows of evergreen trees a minimum of 6 ft in height and an average of 8 feet in height, with a ratio of height to spread no less than five to three, planted at average intervals no greater than ten feet on center. OR A 6 foot wood or masonry opaque fence may be permitted instead of a planted buffer strip. Other opaque fencing may be allowed in Industrial Zones with written approval from the Zoning Officer

NOTE: Additional requirements may apply if there are easements and/or rights-of-way related to the property in question (for example, utility easements). More restrictive site triangles may be required due to speed and sight distances on given properties. Consult with the North Carolina Department of Transportation and/or the Stanly County Planning Department.

Landscape Design Standards

What do we mean when we say...?

1. **Street Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer between a street or public right of way and a parking lot.
2. **Perimeter Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer between an interior property line and a parking lot.
3. **Interior Parking Lot Screening** – refers to landscaping consisting of approved trees and shrubs that provide a natural and partial barrier or buffer to break up the large interior expanse of a parking lot. Under this definition, the term “interior parking lot” includes all on-site parking spaces including access roadways and parking aisles; the term “interior parking lot” does not include the first row of street perimeter parking or island extensions of street or perimeter landscaping.
4. **Trash and/or Garbage Areas** – are any exterior centralized areas that include dumpsters, garbage receptacles, bins and trash cans.
5. **Screen** – refers to the method of reducing the visual impact of vehicle use areas and garbage collection areas. Screens may consist of berms, approved plants, fences, walls or a combination thereof. Trash and garbage screens shall be at least 75% opaque.
6. **Parking Lot Surface Improvement** – applies to existing parking lots which are upgraded with a paved or chip asphalt surface.
7. **Buffer Landscape** – describes a continuous landscape area which separates and partially obstructs the view of two separate land uses or properties from one another (for example, a commercial property from a residential property). Buffer landscaping must provide year-round screening. Buffer landscaping may include berms and/or decorative fences in conjunction with required trees and shrubs.
8. **Deciduous** – describes a tree or shrub with foliage that is shed annually.
9. **Evergreen** – refers to a tree or shrub that retains its foliage throughout the year.
10. **Shrub** – refers to a trunk-less woody plant, smaller than a tree consisting of several stems growing from the base.
11. **Tree** – refers to a woody perennial plant that grows to a height of several feet and typically has a single erect main stem with side branches.
12. **Berm** – describes an earthen embankment or wall.

Landscape Design Standards
Approved Plant Materials and Ground Cover

The following are plants that have proven hardy in the Stanly County area. Other trees and shrubs may be used if approved by the Zoning Officer:

Trees, Buffer:

See Figure 12

Shrubs:

See Figure 11

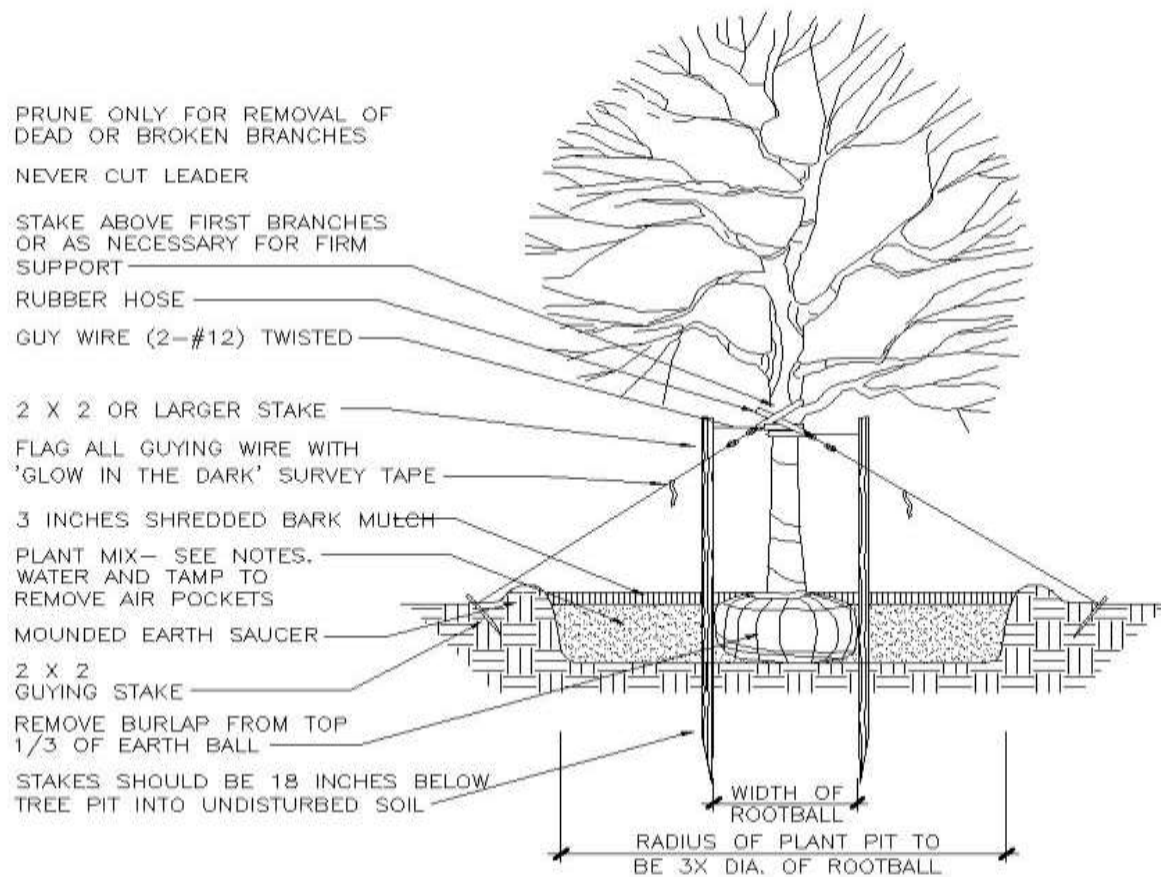
Ground Cover:

Grass, Boulders, Mulch, Wood or Bark Chips, Planted Berm, Screed Gravel, Annual Flowers.

Remember:

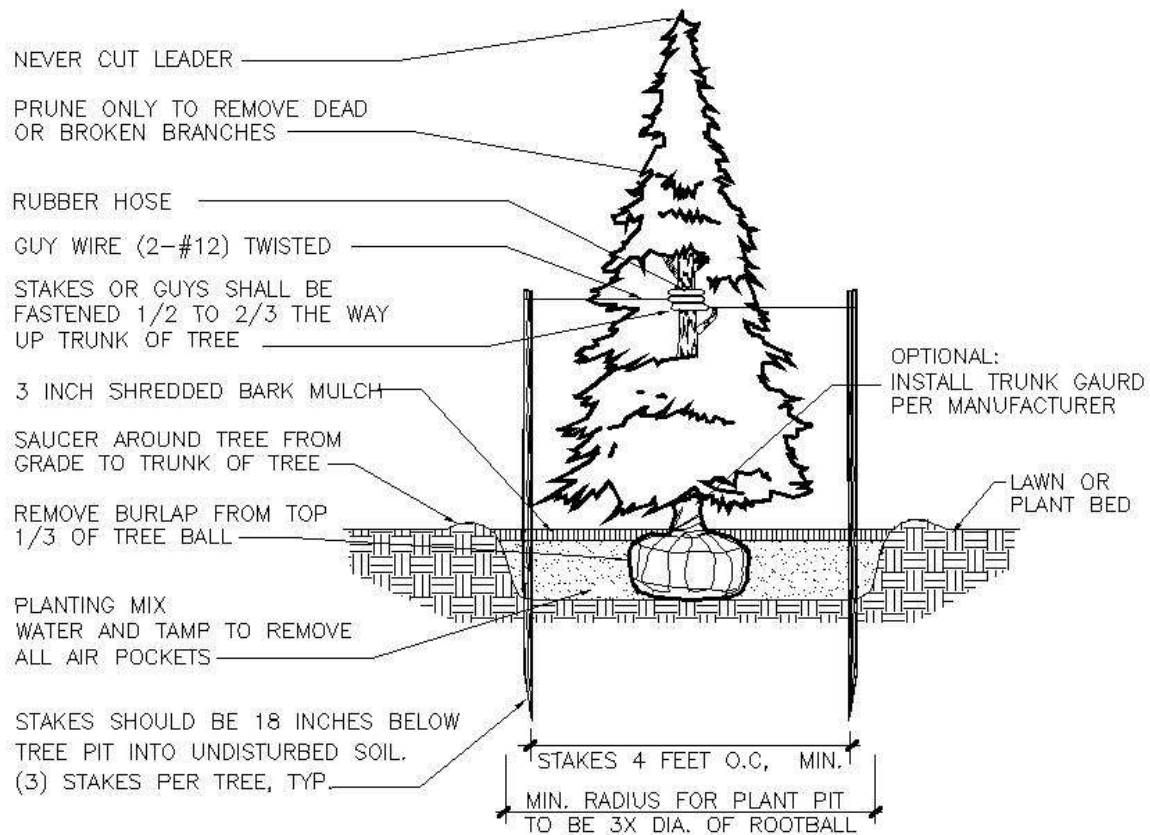
The species and method of planting you choose will greatly impact the survival of your plantings. We encourage you to consult with an expert for the “best planting methods” available for each individual species you choose to plant.

Figure 1 – Planting Details / Deciduous



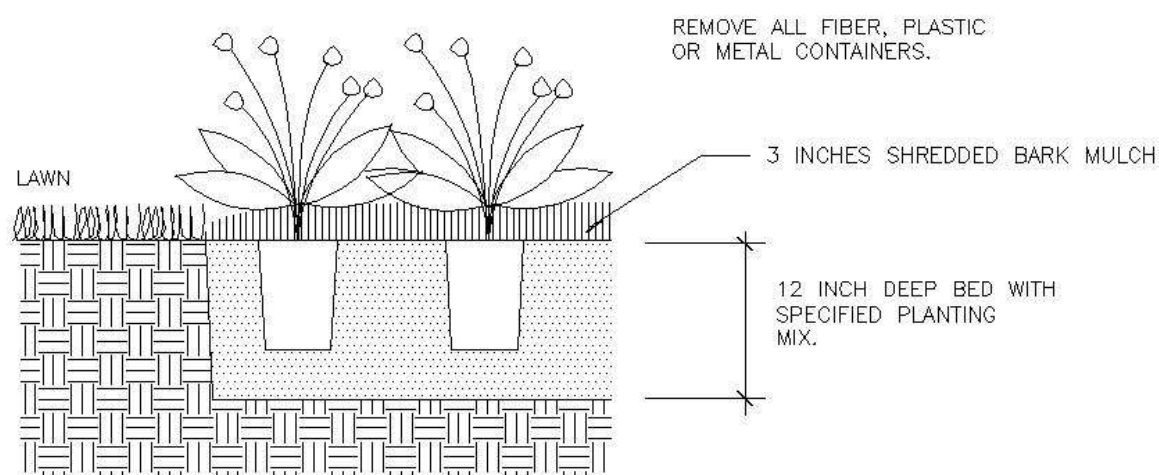
Deciduous Tree Planting Detail

Figure 2 – Planting Details / Evergreen



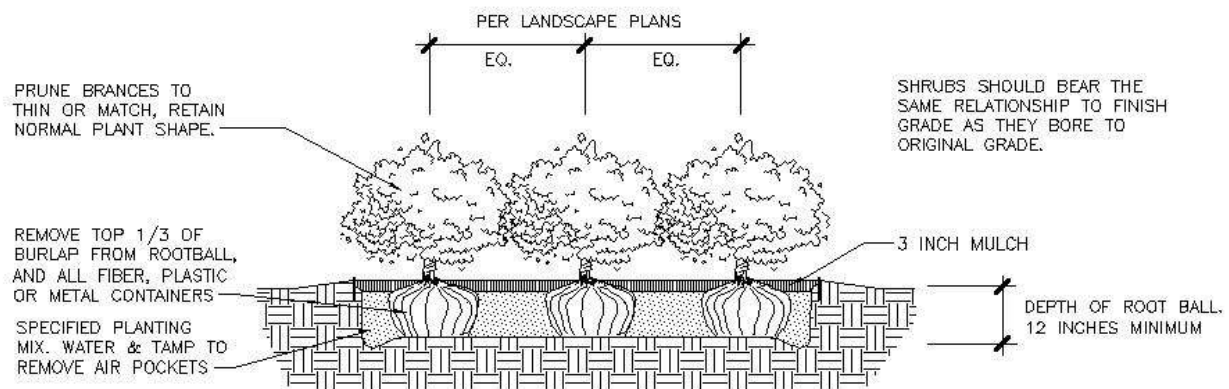
Evergreen Tree Planting Detail

Figure 3 – Planting Details / Perennial



Perennial Planting Detail

Figure 4 – Planting Details / Shrub



Shrub Bed Planting Detail

Figure 5 – Landscape Requirement Example

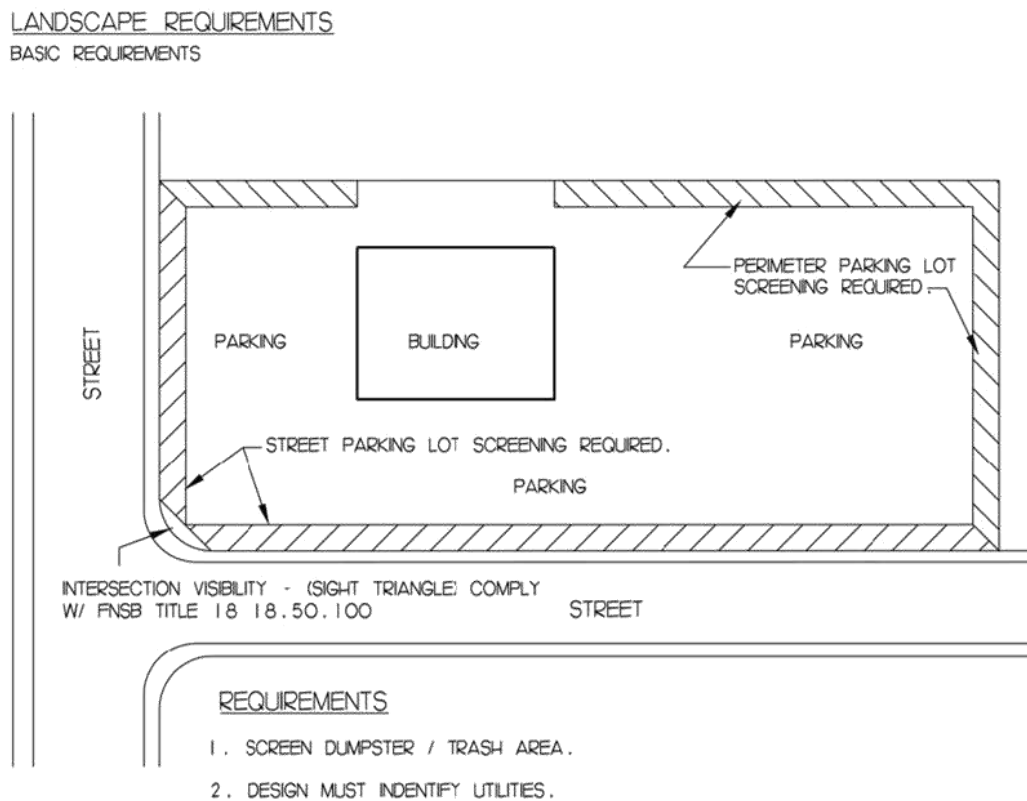


Figure 6 – Example Landscape Solution 1 / Continuous

EXAMPLE LANDSCAPE SOLUTION 1
CONTINUOUS METHOD

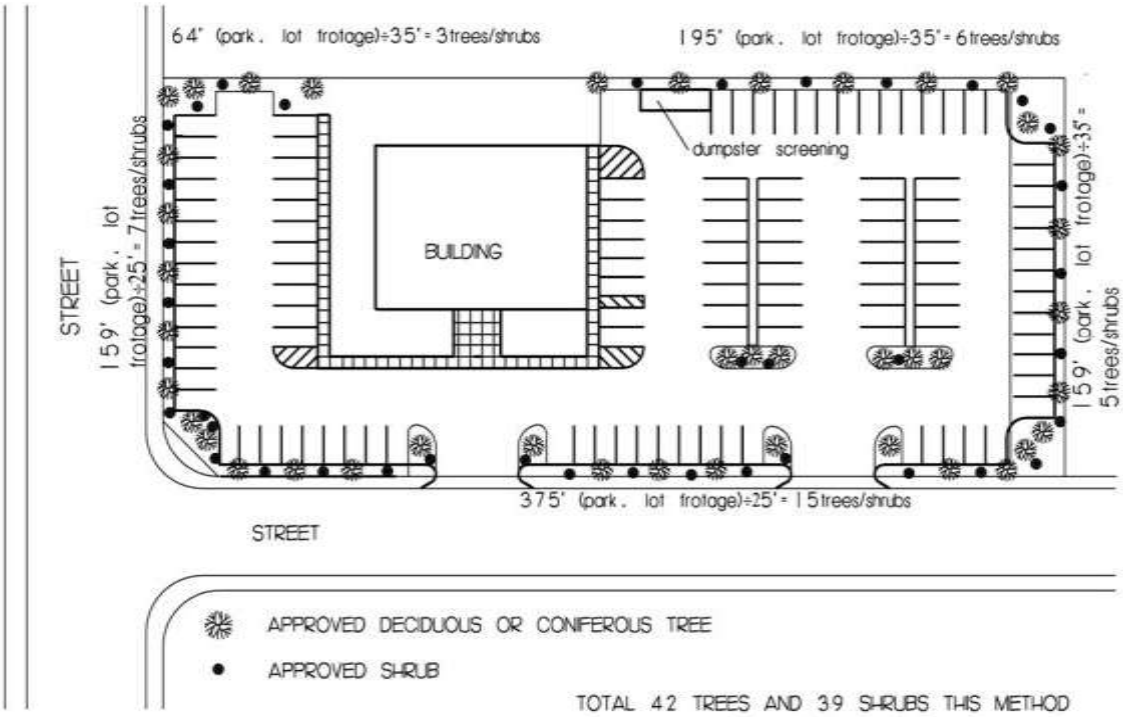


Figure 7 – Example Landscape Solution 2 / Discontinuous

EXAMPLE LANDSCAPE SOLUTION 2
DISCONTINUOUS METHOD

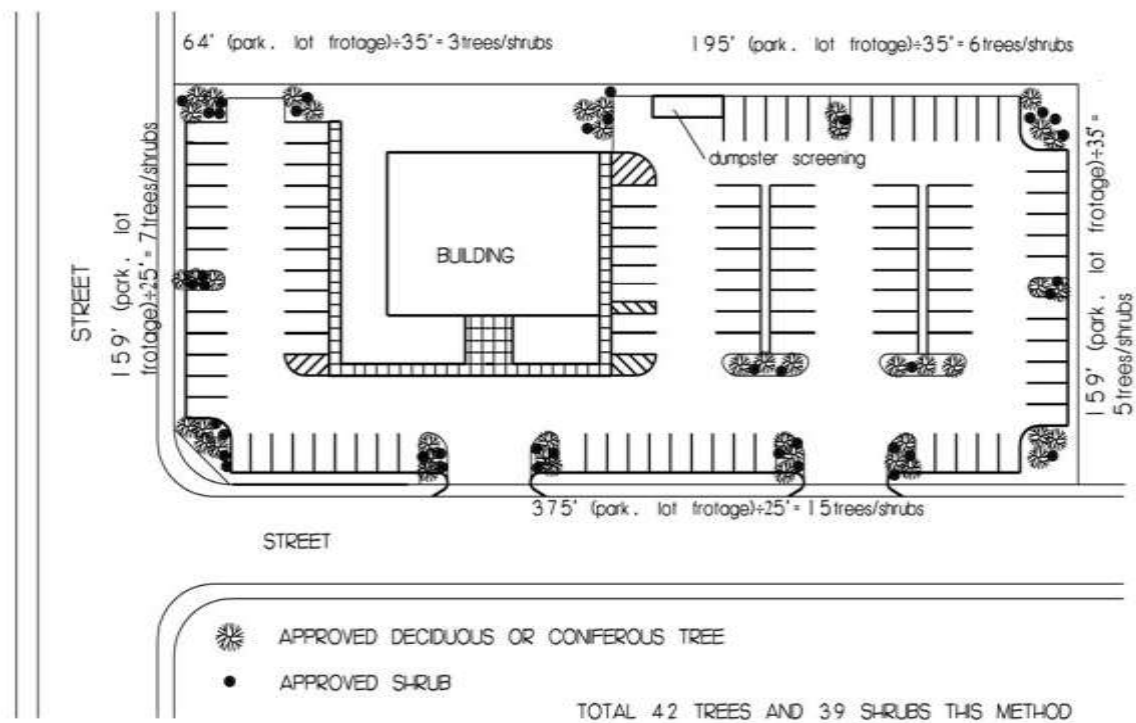
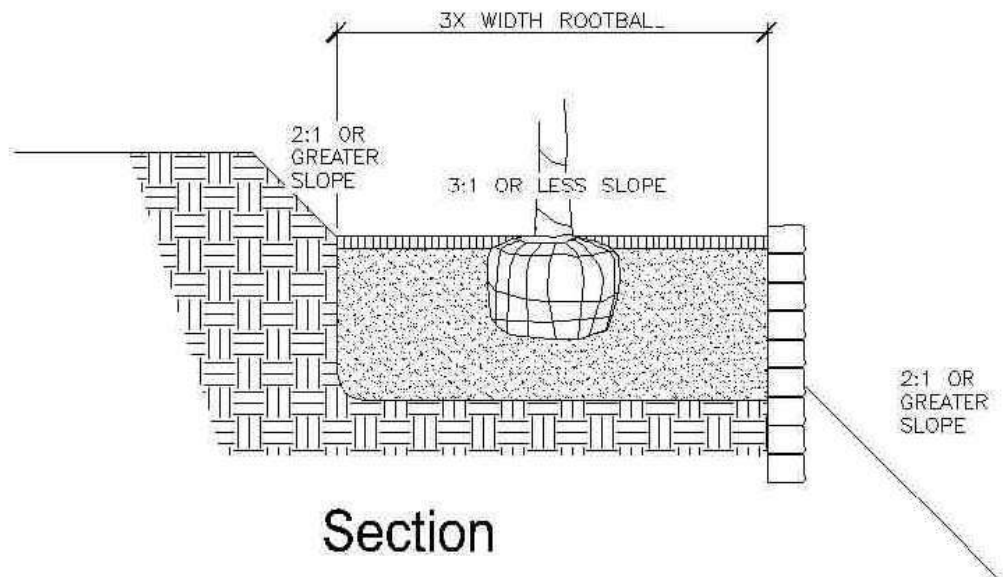
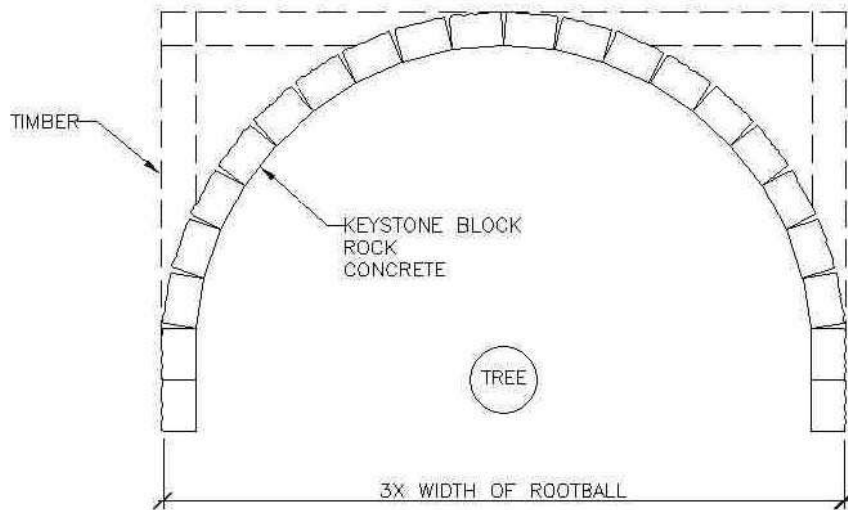


Figure 8 – Planter for Slopes Greater than 3:1 / Section



Planter for Slopes Greater than 3:1

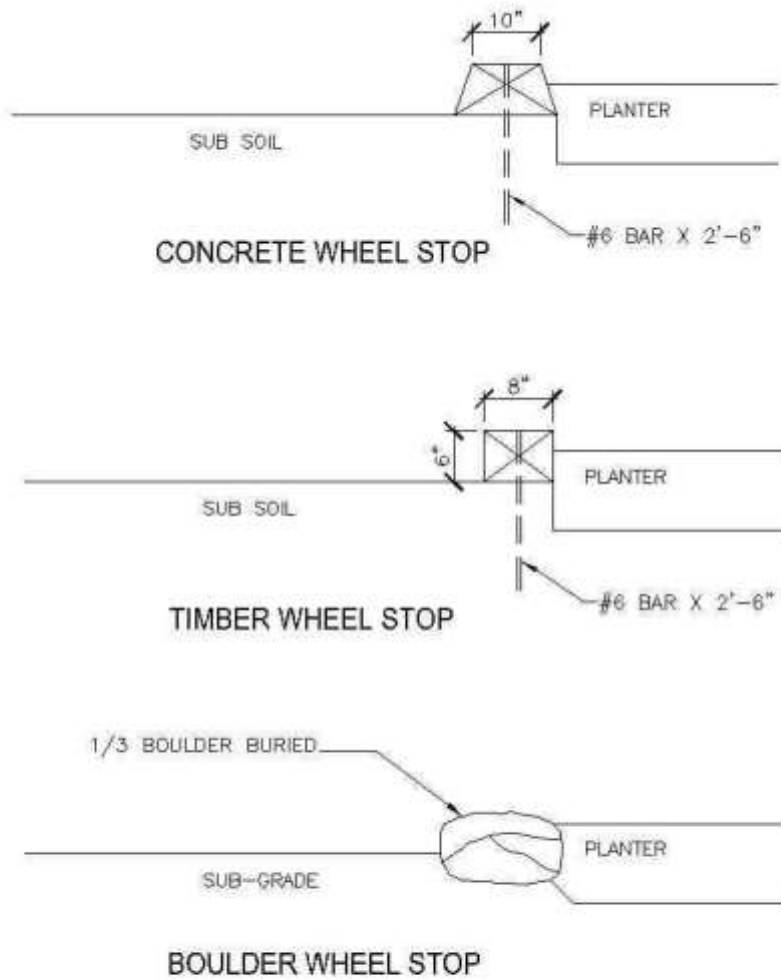
Figure 9 – Planter for Slopes Greater than 3:1 / Plan



Plan

Planter for Slopes Greater than 3:1

Figure 10 – Planting Bed Protection Options



Planting Bed Protection

Figure 11-Evergreen Shrubs 6 – 12 ft

Common Name	Latin Name	Cultivars and Comments
Indian Azalea	<i>Azalea indica</i>	
Camellia	<i>Camellia</i> or <i>Camellia sasanqua</i>	
Cleyera	<i>Cleyera japonica</i>	
Cotoneaster	<i>Cotoneaster francheti</i>	
Euonymus	<i>Euonymus japonica</i>	
Burford Holly	<i>Ilex cornuta</i>	
Japanese Holly	<i>Ilex crenata</i>	
Laural	<i>Laurus nobilis</i>	
Japanese privet	<i>Ligustrum japonicum</i>	
Wax-Myrtle	<i>Myrica cerifera</i>	
Pittosporum	<i>Pittosporum tobira</i>	
Japanese Viburnum	<i>Viburnum japonicum</i>	

Figure 12-Trees for Buffers

Common Name	Latin Name	Cultivars and Comments
Amur Maple	<i>Acer ginnala</i>	
Eastern Redbud	<i>Cercis canadensis</i>	
Flowering Dogwood	<i>Cornus florida</i>	
Carolina Silverbell	<i>Halesia carolina</i>	
Crape Myrtle	<i>Lagerstroemia indica</i>	
Chinese Pistache	<i>Pistacia chinensis</i>	
Japanese Cherry	<i>Prunus serrulata</i>	
Yoshino Cherry	<i>Prunus yedoensis</i>	
Leyland Cypress	<i>Cupressocyparis leylandii</i>	
Eastern Red Cedar	<i>Juniperus virginiana</i>	
Ginkgo	<i>Ginkgo biloba</i>	
Little Leaf Linden	<i>Tilia cordata</i>	
Japanese Zelkova	<i>Zelkova serrata</i>	

Figure 13-Trees for Parking Lots and Paved Areas

Common Name	Latin Name	Cultivars and Comments
Hedge maple	<i>Acer campestre</i>	
Amur maple	<i>Acer ginnala</i>	
European hornbeam	<i>Carpinus betulus</i>	'Fastigiata'
Katsuratree	<i>Cercidiphyllum japonicum</i>	
Cornelian cherry	<i>Cornus mas</i>	
Cockspur hawthorn	<i>Crataegus crusgalli</i>	use thornless variety <i>inermis</i>
Arizona cypress	<i>Cupressus glabra</i>	'Blue Arizona'
Green ash	<i>Fraxinus pennsylvanica</i>	potentially large tree
Ginkgo	<i>Ginkgo biloba</i>	'Fastigiata', 'Princeton Sentry'
Honeylocust	<i>Gleditsia triacanthos</i>	use thornless variety/cultivar <i>inermis</i> 'Shademaster'
Foster's holly	<i>Ilex x attenuata</i>	'Fosteri'
Savannah holly	<i>Ilex x attenuata</i>	'Savannah'
Chinese juniper	<i>Juniperus chinensis</i>	'Torulosa' (Hollywood juniper)
Rocky mountain juniper	<i>Juniperus scopulorum</i>	'Pathfinder', 'Skyrocket', 'Wichita Blue'
Eastern redcedar	<i>Juniperus virginiana</i>	'Burkii'
Goldenraintree	<i>Koelreuteria paniculata</i>	
Japanese crape myrtle	<i>Lagerstroemia fauriei</i>	'Apalachee', 'Dynamite', 'Fantasy', 'Ludi', 'Wichita', 'Zuni'
Southern magnolia	<i>Magnolia grandiflora</i>	'Alta', 'Hasse', 'Little Gem'
Sweetbay magnolia	<i>Magnolia virginiana</i>	
Crabapple	<i>Malus baccata</i>	'Columnaris'
Crabapple	<i>Malus x</i>	'Sentinel'
American hophornbeam	<i>Ostrya virginiana</i>	
Persian parrotia	<i>Parrotia persica</i>	
Chinese photinia	<i>Photinia serrulata</i>	
Chinese pistache	<i>Pistacia chinensis</i>	
Sawtooth oak	<i>Quercus acutissima</i>	
Scarlet oak	<i>Quercus coccinea</i>	potentially large tree

Overcup oak	Quercus lyrata	potentially large tree
Swamp chestnut oak	Quercus michauxii	potentially large tree
Chinese evergreen oak	Quercus myrsinifolia	
English oak	Quercus robur	'Fastigiata'
Japanese pagodatree	Sophora japonica	
Pondcypress	Taxodium ascendens	potentially large tree
Arborvitae	Thuja occidentalis,	
Western Red Cedar	T. plicata	
Littleleaf linden	Tilia cordata	
Lacebark elm	Ulmus parvifolia	
Chastetree	Vitex agnus-castus	
Japanese zelkova	Zelkova serrata	
*Confirm mature height and spread, and cold and heat tolerance, for appropriateness for your geographic site and location before planting.		

Figure 14-Trees Unsuitable for Restrictive Paved Areas Due to Large Surface Roots

Norway maple	Acer platanoides
Red maple	Acer rubrum
Silver maple	Acer saccharinum
River birch	Betula nigra
Hackberries	Celtis spp
Beeches	Fagus spp.
Sweetgum	Liquidambar styraciflua
Southern magnolia	Magnolia grandiflora
London planetree	Platanus x acerifolia
American sycamore	Platanus occidentalis
Pin oak	Quercus palustris
Willow oak	Quercus phellos
Live oak	Quercus virginiana
Weeping willow	Salix babylonica
American elm	Ulmus americana

Section 440: (Reserved)

Section 450: Conditional Use Planning Unit Development District CU-PUD

450.1 Purpose and Intent

The Conditional Use Planned Unit Development (CU-PUD) District (a.k.a., “PUD”) is designed to: encourage the master planning of development for larger tracts of land and to coordinate such development so as to manage the impacts of the development on the provision of County and Municipal services and infrastructure; encourage creativity and innovation in the design of developments, including the layout of land uses and open space that promote high standards in design and construction, and further the purposes of the Land Use Plan; provide for more efficient use of land including the reduction of land area disturbed for utility lines and motor vehicle access; permit special consideration of property with outstanding natural or topographical features such as rock outcroppings, areas of special flood hazard, slopes, major tree groupings, significant vegetation, or important view corridors and scenic vistas; facilitate use of the most appropriate construction techniques in the development of land; and, to provide for any individual land use not otherwise specified elsewhere in the Stanly County Zoning or Subdivision Ordinance.

The PUD District is not intended for use with subdivisions or projects which can be developed under the General Use Districts of the County Zoning Ordinance, other than the PUD District, as a matter of right or by requesting approval of a development plan.

450.2 Permitted Uses, Development Standards and Minimum Requirements

A. Permitted Uses

- 1. Permitted Uses - None**
- 2. Conditional Uses** – Conditional uses, including primary uses and special exception uses, in the PUD District shall be any use or range of uses specified in the PUD Master Plan filed with the petition for zoning map change. Conditional uses, by way of example, may include any residential, commercial / mixed use or industrial use, or any individual use or combination of uses deemed appropriate for the real estate.

Accessory uses, home occupations or temporary uses, unless otherwise specified in the PUD Master Plan, shall be permitted consistent with the General Regulations applicable to the residential, commercial / mixed use or industrial districts, based upon which district the permitted use is first permitted as a primary use according to the intensity of the districts listed in the Stanly County Zoning Ordinance.

B. Development Standards.

Every PUD Master Plan shall specify development standards applicable to each permitted use in the PUD. Development standards applicable to a PUD shall be either:

1. Those development standards specified in the PUD Master Plan filed with the petition for zoning map change; or,
2. If a development standard has not been specified in the PUD Master Plan, the applicable development standard shall be that which is specified in the district in which the use is first permitted as a primary use, according to the intensity of districts listed in the Stanly County Zoning Ordinance.

If the petitioner does not want a development standard from the first district in which a use is permitted to be applicable, then the PUD Master Plan shall contain a statement to such effect.

C. Minimum Requirements.

1. Open Space.

Each PUD shall include a minimum of ten (10) percent of the total acreage of the project as playground, plaza, close, square, park or parkway open space developed in compliance with Section 66-84 – Open Space Regulations.

2. Landscape Buffer or Stream Buffers.

No portion of a greenbelt, landscape buffer or stream buffer required as part of a PUD shall be included as part of any lot or used to comply with the open space requirements of Section 5.02, C., 1., above. Such greenbelt, landscape buffer or stream buffer shall be indicated on the final plat, which shall include information regarding ownership, maintenance and use limitations.

3. PUD Criteria.

Each PUD shall represent a use or development pattern which is not available under any individual district as a matter of right or by requesting approval of a development plan.

By way of example, a PUD shall represent a use or development pattern not attainable under the provisions of the Stanly County Zoning or Subdivision ordinance as a permitted use district or normal development standards. In all cases the standard for a PUD shall be higher than any development by right.

450.3 Procedure for Approval of a Planned Unit Development

The general review and approval process for a PUD consists of the following elements:

- Pre-Application Concept Plan Meeting; and,
- TRC meeting and approval; and,
- Zoning Map Change to a PUD District and PUD Master Plan Approval.

A. Pre-Application Concept Plan Review

Before filing a petition for a zoning map change to a PUD District accompanied by a PUD Master Plan, the Petitioner shall contact Staff and schedule a pre-application conference to discuss the proposed planned unit development. The Petitioner shall provide the following information for the proposed planned unit development at the pre-application conference:

- Site and location of the parcel proposed for development.
- Proposed gross density of the planned unit development and net density of the individual parcels within the planned unit development.
- A concept plan showing the general land uses proposed, including approximate location and acreage.
- A schematic description of utility and transportation related improvements.

At the pre-filing conference, Staff will outline the applicable requirements and approval procedures of the County.

After meeting with Staff and obtaining any comments Staff may have to offer, the Petitioner may modify the proposed Concept Plan and either schedules a second pre-application meeting with Staff, or file a petition for zoning map change accompanied by a PUD Master Plan.

Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's review of the proposed Concept Plan submitted for review, nor Staff's comments to the Petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Concept Plan.

B. Filing Petition for Zoning Map Change and PUD Master Plan

All petitions for zoning map change to the PUD District shall contain a PUD Master Plan that satisfies the requirements set forth in the Stanly County Subdivision Ordinance, and shall specify the development standards that will apply to the real property that is included in the petition. The review procedure for a PUD District zoning map change request consist of:

1. File a petition for zoning map change to a PUD District along with a PUD Master Plan.
2. Initial review by staff.
3. Developers conference with staff at which time basic comment will be shared with the developer and a review schedule will be established.
4. Additional review and comment by staff.
5. Review, recommendation and determination as set forth in the Zoning Ordinance for a CUP.

C. Review Procedures and Recommendation by the Planning Board.

1. Procedures.

Except as supplemented by this Section 450 – Planned Unit Development District, the procedures to be followed for the review, recommendation and approval or disapproval of a zoning map change to the PUD District and the approval or disapproval of a PUD Master Plan shall be the same as those specified in Zoning Ordinance for the filing of a zoning map change.

2. Conditional PUD District Zoning Map Change Procedures.

Prior to a PUD District zoning map change and PUD Master Plan approval request being forwarded to the Planning Board for review and recommendation, a public meeting shall be held by the Planning Board at which time the petitioner shall make the initial presentation of the PUD District zoning map change and PUD Master Plan approval request.

After the conclusion of the Planning Board meeting and following a recommendation of the Planning Board, the recommendation shall be transmitted to the Board of Commissioners for consideration following a public hearing for a zoning map change.

3. Recommendation.

In its determination of the appropriateness of the proposed PUD and whether to recommend approval or disapproval of the PUD District zoning map change and PUD Master Plan to the Board of Commissioners, the Planning Board shall be guided by the extent to which the proposal:

- (a) Accomplishes the intent of the Planned Unit Development District set forth in Section 450.1, above; and,
- (b) Provides for the protection or provision of the following site features and amenities:
 - (1) Protection and preservation of natural site features, including, but not limited to, slopes, streams, natural water features, wetlands and areas of special flood hazard;
 - (2) Protection and preservation of wooded areas, individual trees of significant size, or other environmentally sensitive features;
 - (3) Development of common open space and recreational areas (passive or active) accessible to the residents or users of the PUD by way of sidewalks, footpaths, walkways or bikeways;
 - (4) Efficient utilization of the land, including the reduction of land area disturbed for utility lines and motor vehicle access;
 - (5) Creation of innovative residential and business environments;
 - (6) Protection and preservation of important view corridors, and scenic vistas;
 - (7) Diversity and originality in lot layout or site design;
 - (8) Utilization of individual building designs which achieve an enhanced relationship between the development and the land;
 - (9) Relationship to surrounding properties;
 - (10) Conformance with the Comprehensive Land Use Plan; and,
 - (11) Extent to which the development proposed by the PUD can be developed under the general use districts of this UDO, other than the PUD District, as a matter of right.

D. Preliminary Plan Approval

A Petitioner may file for preliminary plan approval of a plat in the manner set forth in the Subdivision Ordinance, simultaneously with the petition for zoning map change and PUD Master Plan approval. Any preliminary plan application so filed may be considered by the Board of Commissioners on the same agenda as the petition for zoning map change and PUD Master Plan, provided, however, such preliminary plan shall only be considered if the Board of Commissioners adopts the zoning map change to the PUD District and approves the PUD Master Plan. In the event that a PUD District and PUD Master Plan is denied, the preliminary plan shall be deemed withdrawn from consideration.

E. Architectural and Site Design Review

If the PUD Master Plan for any residential, multifamily, commercial / mixed use or industrial project does not contain sufficient information and detail for the issuance of a PUD permit, any grant shall be conditioned upon the petitioner filing for and obtaining final Architectural and Site Design Review approval of the project, or phase of the project. Architectural Design Requirements for all PUD Districts shall show they are of a better quality than what would have been obtained in a general use district, whichever is most applicable to the use proposed for construction.

F. Effect of PUD District and PUD Master Plan

Upon approval of a zoning map change for a PUD and a PUD Master Plan, the PUD Master Plan shall be the general use district for the subject real estate and shall have the same regulatory impact on the development of the real estate as any other general use district of the Stanly County Zoning Ordinance would have on any other parcel of real estate, provided, however, if commitments have been made, the approval of a zoning map change for a PUD and a PUD Master Plan shall be considered a conditional use district for the subject real estate and shall have the same regulatory impact on the development of the real estate as any other conditional use district of this Ordinance would have on any other parcel of real estate.

G. Retention of PUD Master Plan

Upon approval of a zoning map change for a PUD and a PUD Master Plan, the Director shall mark and sign the PUD Master Plan as approved. The Director shall retain one (1) copy of the approved PUD Master Plan in the offices of the Department of Planning and Zoning for use in the administration of the PUD, and return one (1) copy of the approved PUD Master Plan to the Petitioner and all owners.

450.4 Modification of PUD Master Plan

A. Procedure for Modification of PUD Master Plan.

A Petitioner desiring to make a modification to a PUD Master Plan which has already received approval from the Board of Commissioners shall submit a request to the Director, in writing, which shall:

1. Identify the proposed modification to the PUD Master Plan;
2. Detail the reasons for making the proposed modification to the PUD Master Plan; and,
3. Include a copy of all portions of the PUD Master Plan elements proposed to be modified.

The Director shall have a period of up to ten (10) business days in which to review the proposed modification to the PUD Master Plan, consult with the Technical Review Committee, and provide a determination, in writing, to the Petitioner. Any determination shall be made in accordance with the regulations set forth below.

B. Minor Modifications to a PUD Master Plan Which May Be Approved By the Director.

Minor amendments to a PUD Master Plan which has already received approval from the Board of Commissioners and which do **not** involve:

1. An increase in height, area, bulk, gross density or intensity of land uses;
2. The designation of additional land uses;
3. The reduction in the depth of perimeter yards or reduction in the Plant Unit Value of landscape buffers or screening;
4. The addition of driveways or access points to the proposed PUD; or,
5. reduction in the amount of parking spaces for any use below the minimum number required by this Zoning Ordinance, may be authorized by the Director without a public hearing in its continuing administration of the PUD if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the PUD.

Such minor modifications authorized by the Director shall be reported, in writing, to both the Planning Board and Board of Commissioners.

C. Disapproval of Modifications to a PUD Master Plan by the Director.

If the Director determines that the proposed modification to a PUD Master Plan is of such a nature as to:

1. Adversely impact adjacent properties,
2. Adversely impact the purpose or intent of the PUD; or,
3. If the proposed modification includes:
 - (a) An increase in gross density of a residential land use;
 - (b) An increase in height, area, bulk of any land use;
 - (c) An increase in intensity of a non-residential land use;
 - (d) The designation of additional land uses;
 - (e) The reduction in the depth of perimeter yards or the Plant Unit Value of landscape buffers or screening;
 - (f) The addition of driveways or access points; or,
 - (g) Reduction in the amount of parking spaces for any use below the minimum number required by this UDO the Petitioner shall be required to file a new petition for zoning map change, including a modified PUD Master Plan.

D. Appeal of Director's Determination.

In the case of a minor modification disapproved by the Director, the Petitioner may appeal such disapproval, in writing, by submitting a letter to the Director within thirty (30) days of being notified of such determination. Such appeal shall be forwarded to the Planning Board for Recommendation to the Board of County Commissioners. Consideration of such an appeal need not be conducted at a public hearing.

450.5 Phasing of Development.

The development of a planned unit development shall be phased so as to minimize any potential detrimental impact from the development of the secondary uses proposed in the planned unit development on the development of the remaining portions of the planned unit development in conformance with the approved PUD Master Plan or surrounding properties in conformance with the Land Use Plan. Detrimental impacts may include, but are not limited to visual impacts or the perceptions of the area resulting from the secondary uses.

In a primarily residential planned unit development, development of the non-residential portions of the planned unit development shall be designed and phased to ensure that the impacts of the non-residential development do not interfere with the development of the remaining residential portions of the planned unit development in conformance with the approved PUD Master Plan or surrounding properties in conformance with the Land Use Plan.

In a primarily commercial / mixed use or industrial planned unit development, development of the residential portions of the planned unit development shall be designed and phased to ensure that the impacts of the residential development do not interfere with the development of the remaining commercial / mixed use or industrial portions of the planned unit development in conformance with the approved PUD Master Plan or surrounding properties in conformance with the Comprehensive Plan.

450.6 Dedication and Maintenance of Common Open Space

A. Dedication of Common Open Space.

All open space proposed as part of a PUD Master Plan shall be dedicated on a recorded final plat, or other legally binding perpetual agreements, and completed prior to the issuance of a certificate of Zoning compliance for:

1. A residential PUD, or portion thereof – more than fifty (50) percent of the dwelling units included in the PUD District;
2. A commercial / mixed use or industrial PUD, or portion thereof – more than fifty (50) percent of the total land area designated for commercial / mixed use or industrial uses in the PUD District; or,
3. If the approved PUD Master Plan divides the planned unit development into phases, more than fifty (50) percent of the dwelling units or the total land area designated for commercial / mixed use or industrial uses in the phase of the planned unit development in which the open space is located.

B. Maintenance of Common Open Space.

Petitioner shall file documentary assurances with the Board of Commissioners that the permanent dedication and continuous maintenance of open space, common areas or recreation areas shall be made in accordance with the PUD Master Plan approved by the Board of Commissioners, and that the open space, common areas and recreation areas shall be made available to the residents and users of the overall subdivision or project in the PUD at a reasonable and non-discriminatory rate of charge, prior to obtaining final plat approval. Such documentary assurances shall be incorporated into the final plat that is recorded in the Office of the Registrar of Deeds of Stanly County or otherwise provided for through legally binding perpetual agreements as approved by the Board of Commissioners. Such open space shall perpetually run with the PUD and shall not be developed or separated from the overall subdivision or project in the PUD at a later date (unless no development of any portion of the PUD which is benefited by the open space, common areas or recreation areas has occurred and the entire area subject to the PUD is presented for zoning map change).

450.7 Approvals Prior to Construction

A. Approvals Required.

Preliminary plan approval pursuant to the Subdivision Ordinance, if applicable, shall be a prerequisite for any development or construction activity in a PUD.

B. Timeline for Obtaining Approvals.

Petitioner shall have a period of up to eighteen (18) months from the date of the approval of the petition for zoning map change and PUD Master Plan in which to file for preliminary plan approval, in total or in phases, for approval by the Board of Commissioners. The Planning Board shall review the preliminary plan for consistency with the PUD Master Plan approved in connection with the petition for zoning map change. If a preliminary plan approval is filed for in phases, each subsequent phase shall be filed for within eighteen (18) months of the approval of the prior phase.

C. Expiration of PUD Master Plan and Subdivision Approval.

In the event that preliminary plan approval is not obtained for all or a portion of the PUD within the time frames outlined above, the PUD Master Plan shall be deemed to have expired for that portion of the PUD that has not received preliminary plan approval, except for the location and density of proposed land uses depicted on such PUD Master Plan. Once a PUD Master Plan has expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until: (i) a new PUD Master Plan is approved; and, (ii) a preliminary plan approval as required by this Section has been obtained.

A preliminary plan approval shall expire eighteen (18) months after the date of approval unless a final plat has been recorded, in total or in phases, for the use or development of the property. Once a preliminary plan has expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until a new preliminary plan, as required by this Section, has been approved. If final plats are approved in phases, each subsequent final plat shall be filed for within eighteen (18) months of the approval of the final plat for the immediately previous phase.

D. Extensions of Time.

Extensions of time, in six (6) month increments not to exceed a total of eighteen (18) months, for obtaining preliminary plan approval or final plat approval may be granted by the Director if requested in writing on or before the eighteen (18) month anniversary of approval of the PUD Master Plan and for good cause shown. In the event that the Director disallows a requested extension, the Petitioner may appeal said determination regarding an extension of time to the Planning Board within thirty (30) days of being notified of such determination.

ARTICLE V

ESTABLISHMENT OF DISTRICTS

Section 501 Use Districts

In order to achieve the purposes of this Ordinance, the Stanly County zoning jurisdiction is hereby divided into thirty (30) districts with the designation as listed below:

R-A	Residential-Agricultural District - Low Density
CU-R-A	Conditional Use - Residential-Agricultural District - Low Density
R-R	Rural Recreation District
CU-R-R	Conditional Use - Rural Recreational District
R-40	Single-Family Residential District – Low Density
CU-R-40	Conditional Use - Single-Family Residential District – Low Density
R-20	Single-Family Residential District – Medium/Low Density
CU-R-20	Conditional Use R-20 District
R-10	Single-Family Residential District - Medium Low Density
CU-R-10	Conditional Use – Single Family Residential District – Medium/Low Density
R-8	Multi-Family Residential District - High Density
CU-R-8	Conditional Use Multi-Family Residential District - High Density
R-MHP	Residential Manufactured Home Park District – Medium/Low Density
CU-R-MHP	Conditional Use - Residential Manufactured Home Park District – Medium/Low Density
N-B	Neighborhood Business District
CU-N-B	Conditional Use Neighborhood Business District
H-B	Highway Business District
CU-H-B	Conditional Use Highway Business District
S-C	Shopping Center District
CU-S-C	Conditional Use Shopping Center District
C-B	Central Business District
CU-C-B	Conditional Use Central Business District
G-B	General Business District
CU-G-B	Conditional Use General Business District
M-1	Light Industrial District
CU-M-1	Conditional Use Light Industrial District
M-2	Heavy Industrial District
CU-M-2	Conditional Use Heavy Industrial District
H-O	Highway Overlay District
T-O	Tower Overlay District
H-O	Highway Overlay District
CU-PUD	Planned Unit Development

Section 502 District Boundaries

The boundaries of these districts are hereby established as shown on a map entitled "Official Zoning Map, Stanly County, North Carolina," adopted by the Board of County Commissioners and certified by the County Clerk. Said map and all explanatory matter thereon accompany and are hereby made a part of this ordinance. Said map shall be retained in the office of the County Manager or his authorized agent.

Section 503 Rules Governing Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts as shown on the official zoning map, the following rules shall apply:

503.1 Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or railroad right-of-way lines or such lines extended, such center lines, street lines, or railroad right-of-way lines shall be construed to be such boundaries.

503.2 Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be said boundaries.

503.3 Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimensions shall be determined by use of the scale shown on said zoning map.

503.4 Where a district boundary line divides a lot in single ownership, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary line.

503.5 Each permitted use shall conform to the dimensional requirements of the district in which it is located. For example, within an R-20 Single-Family Residential District, rest homes are permitted uses. The rest homes shall meet the dimensional requirements set forth for the district.

503.6 Where the exact location and/or size of a district boundary shown on the original official zoning map can not be clearly determined and no clear written documentation supporting its exact location is available, the Planning Director may examine the current and/or past land uses in that area and after conferring with the present property owner(s) of the location in question make a determination regarding the actual lines of the intended zoning district that:

- a) follows past or existing property lines; and
- b) conforms to the past or present uses on the property; and
- c) retains the original intent of the zoning of the district.

Each determination along with its justification shall duly filed at the Planning Department until such time as a new zoning map is adopted by Stanly County.

ARTICLE VI

USE REQUIREMENTS BY DISTRICT

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this article.

In no case shall the lot size in any district be less than the stated minimum requirements of this ordinance nor shall any use of the land not specifically permitted be allowed.

Section 601 R-A Residential-Agricultural District

The regulations of this district are intended to encourage the continuance of agricultural uses as well as to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently lower density to provide a healthful environment.

601.1 The following uses are **permitted**:

Accessory buildings or structures, provided such shall be permitted only in a side or rear yard and shall not be less than ten (10) feet from any property line, and further provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line. In cases where the principal structure is located more than 50 feet behind the front yard setback, an accessory structure may be placed no closer than the normal principal building front yard setback. (ZA 15-04)

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Boarding and Rooming Houses

Cemeteries - provided that a buffer strip be provided on all property lines abutting residentially zoned land, and further provided that no grave site be located closer than forty-feet (40) feet to any property line or fifty-feet (50) to any public right-of-way. (ZA-98-12)

Churches and customary related uses, provided that all accessory uses shall be at least twenty (20) feet from any property line.

Clubs and Lodges (non-profit only)

Farm-type enterprises when considered as being part of bona fide farms such as plant nurseries, commercial greenhouses, fruit or vegetable packing sheds, retail sale of products grown on premises, hatcheries, tobacco storage for sales, and similar commercial and processing activities.

Government owned buildings, facilities, and institutions. Unless otherwise included within the list of permitted or special uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. In addition:

- (a) These uses shall not create smoke, odor, dust, or noise, which would cause health hazard or nuisance to surrounding property.
- (b) All dangerous apparatus shall be enclosed by a chain link fence at least eight (8) feet in height.

(c) The maximum height of any building shall be forty-five (45) feet, provided a fifty (50) foot setback from the road right-of-ways and property lines is maintained. Buildings not exceeding thirty-five (35) feet in height shall maintain setbacks as provided by section 417.

(d) These uses shall be limited to offices or to training, housing, incarceration, treatment, or care of individuals, unless otherwise included within the list of permitted or special uses of this district. (ZA 95-9)

Greenhouses and Truck Gardens (commercial and Non-commercial)

Group Homes

Home Occupation, Customary (Refer to Article IV, Section 411)

Home Occupation, Rural (Refer to Article IV, Section 412)

Hunting Clubs (non-profit)

Manufactured Homes on Individual Lots, Class A, B and E (Refer to Article XIII, Section 1302.23) (ZA 99-20 Eff. 2-21-2000)

Nursery Schools and Kindergartens

Nursing, Rest, or Convalescent Homes not used for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics.

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

(A) Such facilities are essential to the service of the immediate area;

(B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;

(C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreational Uses: Community Centers, golf courses, libraries, parks playgrounds, swimming pools.

Single-Family Dwellings, either site-built or modular.

Two-family dwellings, either site built or modular provided that they shall be located on a corner lot, with the following restrictions: (ZA 00-01)

- 1) One side of the corner lot shall be located on a NCDOT state maintained road;
- 2) Each front entrance shall face a separate public street;

- 3) Each front entrance shall be considered a front yard for setback purposes;

Domestic Animals: (ZA 03-13)

- Poultry, Exotic Birds, and Rabbits, provided that:
Except where poultry, exotic birds, or rabbits are kept on a bona fide farm that is exempt from regulations under this ordinance, no person shall keep poultry, exotic birds, or rabbits in any structure within 50 feet from any lot line and said structure shall be at least 100 feet from the nearest building with human inhabitants, excluding residence of owner.
- Livestock including Pigs, Goats, Cows, Sheep, but excluding Horses, provided that:
Except where livestock is kept on a bona fide farm that is exempt from regulations under this ordinance, no person shall keep livestock in any structure within 50 feet from any lot line and said structure shall be at least 100 feet from the nearest structure with human inhabitants, excluding residence of owner. All livestock shall be kept within a fenced area as follows:
 - (a) At least one (1) acre pasture area provided for each cow;
 - (b) At least one (1) acre pasture area provided for every six (6) goats or every six (6) sheep, or any combination thereof up to six (6) total per acre;
 - (c) Pigs shall be limited to two pigs per one (1) acre.
- Horses for personal use, provided that:
Except where horses are kept on a bona fide farm that is exempt from regulations under this ordinance, the tract must contain at least one (1) acre of fenced pasture area for every horse kept thereon, provided that, if this density figure is exceeded as a result of a mare giving birth, the colt or filly may remain for weaning purposes for a period not to exceed six months. A barn shall be required to house the proposed horses as a use allowed under this section with the number of stalls equal to or exceeding the number permitted thereon. Any barn that houses a horse or horses under this section shall meet the following minimum setback requirements:
 - (a) 50 feet from adjacent property lines;
 - (b) 150 feet from pre-existing adjacent residences not resided in by the horse owner.
- Horses, Saddle Clubs, and Commercial or Personal and Private Stables, provided that:
Except where horses are kept on a bona fide farm that is exempt from regulations under this ordinance, any stable that houses a horse or horses must meet the following minimum setback requirements:
 - (a) 50 feet from adjacent property lines;
 - (b) 150 feet from pre-existing adjacent residences not resided in by the horse owner.

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

601.2 The following **Special Uses** may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance.

Animal Hospitals provided that:

- (A) The facilities shall be maintained in neat and sanitary condition.
- (B) Open kennels shall be located no closer than fifty (50) feet to any adjoining property line.

Agriculture Fairs, Carnivals, Recreational, and Entertainment Activities provided that:

- 1) The Board of Adjustment shall issue a Special Use Permit in accordance with procedures and requirements as given in Section 1005 Special and Conditional Uses of this Ordinance. (ZA 15-04)
- 2) The applicant for the Special Use Permit shall provide proposed location, intended activities, operation schedule, site plan layout, or any other information deemed necessary to evaluate impact on the neighborhood or community in general.
- 3) The Board may allow, conditionally allow, or disallow proposed activities, regulate the use and location of proposed buildings, set time of operations, or specify other conditions necessary to assure protection to the neighborhood or community in general (ZA 85-8)(ZA 08-02)

Public Safety Facilities, including Gun Ranges for the training of Law Enforcement, Correctional Officers and Military Personnel. (ZA 02-05)

- (A) Applicant shall submit architectural drawings with each application along with a site plan.

Flea Markets (if operated in a completely enclosed building and meeting all requirements for a Rural Home Occupation) (ZA 90-14)

Transmission Towers

Raising of domestic animals that exceed density or setbacks as specified in Section 601.1 of this ordinance, or raising domestic or exotic animals that are not specified in Section 601.1 of this ordinance. (ZA 03-13)

Commercial kennels or facilities for raising dogs and cats provided that: (ZA 03-13)

- (a) The facilities shall be maintained in a neat and sanitary condition.
- (b) Open kennels shall be located no closer than 50 feet to any adjoining property line.

Rural Based Business per section 415 (ZA 06-03)

Section 601.5 CU-R-A Conditional Use Residential Agriculture District

Identical to the companion R-A Residential Agricultural District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 601.1
- Demolition landfills
- Schools including colleges, universities, public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in public schools. (ZA-15-04)

Section 602 R-R Rural Recreation District

The regulations of this district are intended to create low-to-medium density recreational opportunities within the County, while assuring protection of the nature and use of surrounding properties and general vicinity of the recreational areas. (ZA 99-20 Eff. 2-21-2000)

602.1 The following uses shall be **permitted:**

Accessory buildings or structures provided such shall be permitted only in a side or rear yard and shall not be less than ten (10) feet from any property line, and further provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line.

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Board and Rooming Houses

Campers and Travel Trailers

Clubs and Lodges

Fishing Clubs

Group Homes

Hunting Clubs

Libraries and Museums

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

(A) Such facilities are essential to the service of the immediate area;

(B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;

(C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreational Uses: County Clubs, Golf Courses, Parks, Playgrounds, Swimming Pools.

Single-Family Dwellings, either site-built or modular

Tents

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

602.2 The following **Special Uses** may be allowed subject to approval by the Board of Adjustment, provided that a systematic plan showing, the proposed layout, including the location of existing and proposed buildings, driveways, off-street parking, signs, landscaping, and designation of existing uses on adjoining properties is submitted by the applicant. In issuance of a Special Use Permit, priority shall be given by the Board of Adjustment to the intent of this District, along with the provisions of Article X, Section 1005 and any other related requirements of this ordinance:

Boat Service Stations

Marinas

Multi-Family Dwellings, either site-built or modular

Restaurants

Retail establishments, such as novelty shops, camping and fishing supply stores, convenience shops, and similar supportive and convenience establishments that are directly related to rural recreation activities.

Saddle Clubs and Commercial Stables

Churches and accessory excluding cemetery (ZA 98-1)

Section 602.5 **CU-R-R Conditional Use Rural Recreation District**

Identical to the companion R-R Rural Recreation District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 602.1

Section 603 R-20 Single Family Residential District

The regulations of this district are intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to insure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

603.1 The following uses are **permitted:**

Accessory buildings or structures, provided such shall be permitted only in a side or rear yard and shall not be less than ten (10) feet from any property line, and further provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line. In cases where the principal structure is located more than 50 feet behind the front yard setback, an accessory structure may be placed no closer than the normal principal building front yard setback. (ZA 15-04)

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Churches and their customary related uses, excluding cemeteries, provided that all buildings be set back at least twenty (20) feet from any property line.

Greenhouses and gardens which are incidental to the residential use and conducted on a non-commercial basis only, provided that no greenhouse heating plant shall be located within sixty (60) feet from any front property line or within thirty (30) feet of any property line.

Group Homes

Home Occupation, Customary (Refer to Article IV, Section 411)

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Single-Family Dwellings, either site built or modular

Two-family dwellings, either site built or modular provided that they shall be located on a corner lot, with the following restrictions: (ZA 00-01)

- 1) One side of the corner lot shall be located on a NCDOT state maintained road;
- 2) Each front entrance shall face a separate public street;
- 3) Each front entrance shall be considered a front yard for setback purposes;

Domestic Animals as permitted in Section 601.1 (R-A) Residential-Agriculture with a 5 acre minimum lot size. (ZA 05-11)

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

603.2 The following **Special Uses** may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005 listed below, and any other conditions necessary to assure the intent of this district.

Cemeteries, accessory to existing churches with the district only, provided that a buffer strip be provided on all property lines abutting residentially zoned land, and further provided that no grave site shall be located closer than forty-feet (40) to any property line or fifty-feet (50) to any public right-of-way. (ZA 98-12)

Colleges and Universities

Home Occupations, Rural, provided that:

- (A) The property upon which it is located shall not be a part of any residential subdivision.
- (B) The property consists of at least ten (10) acres.
- (C) The provisions of Article IV, Section 412, can as a minimum requirement, be met.

Hospitals

Mobile Homes on Individual Lots, Class A only (Refer to Article XIII, Section 1302.23)

Nursery Schools and Kindergartens

Nursing, Rest, or Convalescent Homes not used primarily for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

- (A) Such facilities are essential to the service of the immediate area;
- (B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;
- (C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)
- (D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreational Uses: Community Centers, Golf Courses, Libraries, Parks, Playgrounds, Swimming Pools.

Raising of domestic animals that exceed density or setbacks as specified in Section 601.1 of this ordinance, or raising domestic or exotic animals that are not specified in Section 601.1 of this ordinance both with a 5 acre minimum lot size. (ZA 05-11)

Section 603.5 **CU-R-20 Conditional Use Single Family Residential District**

Identical to the companion R-20 Single Family Residential District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 603.1
- Schools including colleges, universities, public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in public schools. (ZA 15-04)

Section 604 R-10 Single Family Residential District

This district is a low-density neighborhood consisting of single-family residence along with limited home occupations and private and public community uses. This district will accommodate residences with access to public water and/or sewerage. (ZA 99-20 Eff. 2-21-2000)

604.1 The following uses are **permitted**:

Accessory buildings or structures, provided they shall be permitted only in a rear yard and shall be not less than ten (10) feet from any property line, such building or structure shall be set back at least twenty-two (22) feet from any side yard street right-of-way line.

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Churches and their customary related uses, excluding cemeteries, provided that all buildings be set back at least twenty (20) feet from any property line.

Greenhouses and gardens which are incidental to the residential use and conducted on a non-commercial basis only, provided that no greenhouse heating plant shall be located within sixty (60) feet from any front property line or within thirty (30) feet of any property line.

Group Homes

Home Occupation, Customary (Refer to Article IV, Section 411)

Public Safety Facilities such as fire, police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Single-Family Dwellings, either site-built or modular.

Two-family dwellings, either site built or modular provided that they shall be located on a corner lot, with the following restrictions: (ZA 00-01)

1. One side of the corner lot shall be located on a NCDOT state maintained road;
2. Each front entrance shall face a separate public street;
3. Each front entrance shall be considered a front yard for setback purposes;

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

604.2 The following **Special Uses** may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, and any other conditions necessary to assure the intent of this district.

Bed and Breakfast Inns provided: (ZA 96-01)

(A) Number of guest bedrooms may not exceed seven (7), and may be further limited following public comment, and site plan evaluation by the Board of Adjustment.

(B) A site development plan be submitted demonstrating adequate parking, visual screening, and other similar project plans. Outdoor recreation facilities for guest, if any, should be included in the site plan for evaluation,

(C) Services and facilities shall be provided to current patrons only.

(D) Plans for sign size, design and location shall be evaluated by the Board of Adjustment. Sign may be more limited then Section 415 Residential Business Signs.

Cemeteries, accessory to existing churches with the district only, provided that a buffer strip be provided on all property lines abutting residentially zoned land, and further provided that no grave site shall be located closer than forty-feet (40) to any property line or fifty-feet (50) to any public right-of-way. (ZA 98-12)

Colleges and Universities

Nursery Schools and Kindergartens

Nursing, Rest, and Convalescent Homes

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

(A) Such facilities are essential to the service of the immediate area;

(B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;

(C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreational Uses: Community centers, libraries, parks, and playgrounds

Section 604.5 CU-R-10 Conditional Use Single Family Residential District

Identical to the companion R-10 Single Family Residential District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 604.1
- Schools including colleges, universities, public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in public schools. (ZA 15-04)

Section 605 R-8 Multi-Family Residential District

The R-8 Residential District is established as a high density district in which the principle use of land is for single family, two family, and multi-family residences. Regulations of this district are intended to provide for persons desiring small residences and multi-family structures in relative high-density neighborhoods.

605.1 The following uses are **permitted**:

All uses permitted in the R-10 Residential District as well as:

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Boarding and Rooming houses

Multi-Family Dwellings (ZA 15-04)

Nursery Schools and Kindergartens

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

605.2 All **Special Uses** which may be allowed upon Board of Adjustment approval within the R-10 Residential District may also be allowed in the R-8 Multi-Family District, giving special consideration to safety factors related to the high density nature of the district, as well as the provisions of Article X, Section 1005.

Section 605.5 CU-R-8 Conditional Use Multi Family Residential District

Identical to the companion R-8 Multi Family Residential District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 605.1

Section 606 N-B Neighborhood Business District

The regulations of this district are intended to provide for the retailing of goods and services for convenience to the nearby residential neighborhoods in such a way as to protect abutting areas from blighting influences.

606.1 The following uses are **permitted:**

Accessory uses and structures when located on the same lot as the principal structure, excluding however, open storage.

Automobile parking lots

Automobile washing establishments

Bakeries, where the products are sold exclusively at retail on the premises.

Banks and other financial institutions including loan and finance companies.

Barber and beauty shops

Bicycle sales and repair shops

Churches and their related uses, except cemeteries

Clubs, lodges, social, civic and other similar organizations operating on a non-profit basis.

Convenience Store

Dairy bars and ice cream manufacturing for retail sales on the premises only.

Dry cleaning and laundry pick-up stations and dry cleaning plants operated in conjunction with a retail service counter, provided there is no processing of clothes collected at other stations; provided further, that only non-inflammable liquids are used in the cleaning process.

Floral and gift shops, but excluding commercial greenhouses.

Food stores, retail only but excluding the killing or dressing of any flesh or fowl.

Funeral homes and mortuaries

Jewelry repair shops

Launderettes and Laundromats

Libraries, museums and art galleries

Locksmiths

Medical and dental clinics and laboratories

Nursery schools and kindergartens
Offices, business, professional and public

Photographic studios, camera supplies

Physical Culture, reducing salons

Public Safety Facilities such as fire and police stations rescue squad headquarters and civil defense centers, provided that all vehicles are stored indoors.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

(A) Such facilities are essential to the service of the immediate area;

(B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;

(C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)

(D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Radio and TV repair shops, electric shops

Restaurants, including drive-in restaurants

Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, floor covering, paint, antique, art goods, jewelry, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores.

Service Stations, but not including major repair work, provided the gasoline pump islands shall be located at least fifteen (15) feet behind the property line, that on all sides where such stations abut residential districts a six (6) foot high fence and suitable landscaping shall be provided.

Shoe repair and shine shops

Tailor, dressmaker and millinery shops

Taxicab stands

Theaters, housed in a permanent indoor structure

Section 606.2 Special Uses - The following Special Uses may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance. (ZA 90-14)

Flea Markets (if operated in a completely enclosed building and meeting all requirements for a Rural Home Occupation) (ZA 90-14)

Section 606.5 CU-N-B Conditional Use Neighborhood Business District

Identical to the companion N-B Neighborhood Business District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 606.1

Section 607 H-B Highway Business District

This commercial district is designed to serve the special needs of the traveling public, provide space for indoor and outdoor recreation and other limited commercial activities requiring large lots. They are located at intersections of major highways traversing the county in order to prevent spot or strip zones and resultant disruption to traffic patterns and residential areas along the highways.

607.1 The following uses are **permitted:**

Accessory uses and structures when located on the same lot as the principle structures, however, all open storage of items for sale and display lots must have a Buffer Strip as provided in Article XIII, Section 1302.7, on any side or rear lot line which abuts a residential district.

Alcoholic beverages, packaged, retail sales

Animal Hospital

Assembly halls, coliseums, ballrooms, and similar structures

Automobile parking lots

Automobile parts and supplies, new

Automobile/Truck Rental

Automobile sales and display lots, new and used, including related repair services conducted indoors only.

Automobile washing establishments

Banks

Barber and beauty shops

Boat works, sales, and display lots

Clubs and lodges

Convenience Store

Curio and souvenir shops

Dairy bars

Farm and Industrial supplies and equipment sales and display lots

Flea Markets (ZA 90-14)

Fruit stands and grocery stores housed in reasonably permanent structures

Government owned buildings, facilities, and institutions. Unless otherwise included within the list of permitted or special uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. (ZA 95-9)

Greenhouses and horticultural nurseries

Mobile Home sales and display lots

Motels and motor lodges

Motel Supplies Sales and Display (ZA 84-4)

Nursery Schools and Kindergartens (ZA 03-10)

Offices, business, professional and public

Public Safety facilities

Public Works and Public Utility facilities

Recreational facilities operated on a commercial basis, both indoors, provided all outdoor activities must have a buffer strip as provided in Article XIII, Section 1302.7, on any side or rear lot line which abuts a residential district.

Restaurants

Retail Sales and businesses and professional, financial and personal services

Service Stations, including minor repair service conducted indoors only.

Storage Garage - enclosed, rental

Theaters, drive-in, subject to the following conditions:

(A) No part of any theater screen, projection booth, or other building shall be located closer than five-hundred (500) feet to any residential district or closer than fifty (50) feet to any property line or public right-of-way; and no parking space shall be located closer than one-hundred (100) feet to any residential district.

(B) The theater screen shall not face a major street or highway, and reservoir parking space off the street shall be provided for patrons awaiting admission in an amount of not less than thirty percent (30%) of the vehicular capacity of the theater.

Transmission Towers

Trucking Terminals

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

Section 607.2 Special Uses - The following Special Uses may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance.

Churches and related uses except cemeteries (ZA 98-1)

Section 607.3 (reserved 7/8/02)

Section 607.5 CU-H-B Conditional Use Highway Business District

Identical to the companion H-B Highway Business District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional Uses:

- All listed in the permitted use section of 607.1
- Adult Establishments

Section 608 S-C Shopping Center District

The purpose of a planned Shopping Center District is to provide an orderly arrangement of convenience and comparison shopping outlets, along with customer service establishments, where three or more permitted uses are housed within one principle structure on a single commercial lot. The regulations are meant to insure that such concentrated commercial activity can be carried on in such a manner as will not be physically harmful to area traffic patterns, residential development, or existing commercial establishments.

608.1 The following uses are **permitted**:

In a planned shopping center district, land shall be used hereafter, and building when constructed, altered, extended or used, shall be used for one or more of the following uses, and according to the conditions herein specified for approval prior to use:

Accessory and related uses

Alcoholic beverages, packaged, retail sales

Automobile parking lots and structures

Bakeries, where the products are sold exclusively at retail on the premises only.

Banks and other financial institutions, including loan and finance companies.

Dairy bars and ice cream manufacturing for retail sales on the premises only.

Dry cleaning and laundry pickup stations and dry cleaning plants as described in Subsection 606.1 of Section 606.

Floral shops, but not commercial greenhouses

Food stores, retail only, but excluding the killing and dressing of any flesh or fowl.

Furriers

Jewelry repair shops

Launderettes and Laundromats

Libraries, museums, and art galleries

Medical and dental clinics and laboratories

Offices, business, professional and public

Office supplies and equipment, sales and service

Opticians and optical goods stores

Photographic studios and camera supply stores

Printing and reproduction establishments

Radio and TV repair shops

Recreation facilities, indoors only

Restaurants

Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, floor covering, paint, antique, art goods, jewelry, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores, but not excluding similar retail outlets.

Service Stations, but not including major repair work, provided that gasoline pump islands shall be located at least fifteen (15) feet behind the property line.

Shoe repair and shine shops

Tailoring, dressmaking, and millinery shops

608.2 Shopping Center Area Requirements

(A) No S-C Shopping Center shall contain less than four (4) acres.

(B) No land in a S-C category shall be across a street from the commercially zoned land to which it is added.

(C) Where a planned shopping center is proposed for a location not already designated as a S-C District, the procedure for obtaining a rezoning of the area to S-C shall require the submission of a development plan as described in Subsection 608.3 of Section 608, as well as the regular amendment procedure set forth in Article XI.

608.3 Development Plan

In an S-C Shopping Center district, the owner or developer shall submit a development plan at a scale of not less than one inch to one hundred (100) feet, to the Planning Board:

(A) Dimensions of the property and adjacent lots and streets.

(B) Location and proposed use of all buildings with dimensions and ground area thereof.

(C) The parking areas with spaces, channelization and ratios shown.

(D) Service areas, off-street loading facilities, service drives and dimensions thereof.

(E) All pedestrian ways and canopies.

(F) Title, giving the names of the developers, the date, scale of the plan, and the person or firm preparing the plan.

(G) Landscaping and proper buffers between adjacent uses.

608.4 Building Permit

Actual construction shall begin within one (1) year from the final date approval is granted. In the event the Planning Board finds that the intent of this section has not been met or construction has not begun within one (1) year, resubmission of the development plan shall be required. It is not the intent of this section to prohibit a reasonable extension of the one (1) year limit by the County Commissioners.

608.5 Reserved (ZA 00-08)

Section 608.6 Special Uses - The following Special Uses may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance.

Churches and related uses except cemeteries (ZA 98-1)

Section 608.7 CU-S-C Conditional Use Shopping Center District

Identical to the companion S-C Shopping Center District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 608.1

Section 609 C-B Central Business District

The regulations of this district are intended to permit the convenient performance of functions requiring a location near the transportation and population center of a trade area and to provide municipalities with a compact and efficient retail shopping, consumer services, financial and governmental center.

609.1 The following uses are **permitted:**

Accessory uses and structures when located on the same lot as the principal structures, excluding, however, open storage.

Alcoholic beverages, packaged, retail sales.

Automobile parking lots and structures

Automobile parts and supplies, new

Automobile rental

Automobile sales and display lots

Bakeries, where the products are sold exclusively at retail on the premises.

Banks and other financial institutions, including loan and finance companies.

Barber and beauty shops

Bicycle sales and repair shops

Bus stations

Business colleges, barber and beauty colleges, art schools, music and dance studios, and similar uses, but excluding industrial trade schools.

Churches and their customary related uses, except cemeteries.

Clubs and lodges

Dairy bars and ice cream manufacturing for retail sales on the premises only.

Dry cleaning and laundry pickup stations and dry cleaning plants, having less than two-thousand (2,000) square feet of floor space, provided the emission of steam and other obnoxious by products is controlled.

Floral shops, but not commercial greenhouses.

Food stores and meat markets, retail only, but excluding the killing or dressing of flesh or fowl.

Furriers and fur storage

Hotels, inns, and motels

Jewelry repair

Libraries, museums, and art galleries

Locksmiths and gunsmiths

Medical and dental clinics and laboratories

Newspaper offices and printing plants incidental to such offices.

Offices, business, professional and public

Office supplies and equipment, sales and services

One and two family accessory residential units subject to the following conditions: (ZA 99-02)

1. No more than two (2) accessory dwelling units per building or business;
2. Shall be located on the second floor or above;
3. Shall comply with all applicable fire and building standards;
4. Must own or operate a principle business within two hundred (200) feet of the residence

Opticians and optical goods stores

Parks, excluding recreational playing fields or other extensive outdoor recreational uses.

Photographic studios and camera supply stores

Physical culture and reducing salons

Printing, publishing, and reproducing establishments

Public Safety facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

- (A) Such facilities are essential to the service of the immediate area;
- (B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;
- (C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)
- (D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Radio and TV repair shops, electric shops

Recreational facilities - indoor

Restaurants, but not drive-in restaurants

Retail establishments such as department, clothing, fabric, shoe, variety, notion, drug, hardware, furniture, appliance, floor covering, paint, antique, art goods, jewelry, gift, music, toy, sporting goods, book and stationery, magazine, candy, tobacco, pet and hobby and craft stores.

Second-hand stores, pawn shops

Service stations, but not including major repair work, provided that such service stations have a minimum lot area of six thousand (6,000) square feet and a frontage of not less than one-hundred (100) feet. No portion of the service station building nor any of its equipment shall be nearer than fifteen (15) feet to the street right-of-way; provided further, that a canopy may be erected over the pump island which may extend to the street right-of-way. Minor engine repairing; tune-up and tire repairing shall be permitted if conducted wholly inside a structure.

Shoe repair and shine shops.

Tailoring, dressmaking and millinery shops

Taxicab stands

Telephone and Telegraph offices

Theaters housed in a permanent indoor structure

Section 609.5 CU-C-B Conditional Use Central Business District

Identical to the companion C-B Central Business District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 609.1

Section 610 G-B General Business District

These commercial districts are generally located on the fringe of highways leading out of urban commercial areas. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.

610.1 The following uses are **permitted:**

Accessory uses and structures, including open storage, provided the areas devoted to open storage are enclosed by a fence not less than eight (8) feet in height and providing a Buffer Strip in accordance with Article XIII, Section 1302.7 on all sides abutting residentially zoned properties.

All uses permitted in the C-B Central Business District except as excluded under the provisions of this section.

Animal Hospitals, provided there shall be no open kennels

Assembly halls, coliseums, ballrooms and similar structures

Auction Houses (ZA 86-02)

Automobile repair garages, including body works, but excluding open storage of wrecked cars.

Automobile sales, new and used

Automobile washing establishments

Boat works and sales

Bottling works

Building materials and equipment sales

Bus repair and storage terminals

Cabinet, woodworking and upholstery shops

Contractors' offices and storage yards

Dairy products processing and distributing facilities

Dry cleaning and laundry plants

Electrical supplies and equipment, sales and service

Farm machinery assembly, sales and repairs

Feed and seed stores

Flea Markets (ZA 90-14)

Freezer lockers and ice plants

Funeral homes and mortuaries

Glass and mirror shops, venetian blind and awning shops, tile companies, and similar building specialty outlets.

Government owned buildings, facilities, and institutions. Unless otherwise included within the list of permitted or special uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. (ZA 95-9)

Greenhouses and horticultural nurseries

Industrial supplies and equipment, sales and service

Industrial trade schools, research laboratories

Launderettes and Laundromats

Lumberyards, building materials storage and sales, including open storage when fenced.

Machine and welding shops

Mobile home sales display lots

Monument works and sales

Motorcycle, lawnmower, and power saw sales and service

Plumbing and heating supply houses

Public works and public utility facilities, including service and storage yards.

Radio and TV stations

Railroad stations and yards

Recreation equipment sales and display lots

Recreational facilities operated on a commercial basis, both indoors and outdoors, but excluding race tracks of any type; provided all outdoor activities must have a buffer strip as provided in Article XIII, Section 1302.7, on any side or rear lot line which abuts a residential district.

Restaurants, including drive-in restaurants, provided such drive-in restaurants are fenced on all sides which abut residential districts. Such fences shall be solid from the ground to a height of six (6) feet.

Sheet metal, roofing, plumbing, heating and refrigeration shops.

Sign painting and fabricating shops

Storage Garage, enclosed rental

Theaters, drive-in, subject to the following conditions:

(A) No part of any theater screen, projection booth, or other building shall be located closer than five-hundred (500) feet to any residential district or closer than fifty (50) feet to any property line or public right-of-way; and no parking space shall be located closer than one-hundred (100) feet to any residential district.

(B) The theater screen shall not face a major street or highway, and reservoir parking space off the street shall be provided for patrons awaiting admission in an amount of not less than thirty percent (30%) of the vehicular capacity of the theater.

Tire recapping shops

Transmission towers

Trucking terminals, transfer companies

Vending companies

Warehousing and wholesale distribution facilities for retail goods.

Wholesale storage of gasoline and oil products, including bottled gas and oxygen.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

Recycling Centers – Indoors (ZA 11-03)

Section 610.5 CU-G-B Conditional Use General Business District

Identical to the companion G-B General Business District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 610.1

Section 611 M-1 Light Manufacturing District

The M-1 Light Manufacturing District is designed to accommodate industries and warehousing operations which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts.

611.1 The following uses are **permitted:**

Animal Hospitals (excluding large animals except for office visits) (ZA 95-11)

Auction Houses (ZA 11-09)

Automobile parking lots and structures

Automobile repair garages (excluding open storage of more than five (5) dismantled, wrecked, inoperable or unlicensed motor vehicles on any single parcel of property) (ZA 95-11)

Bakeries and other establishments manufacturing prepared food products for wholesale distribution.

Boat works and sales

Bottling works

Building materials and equipment sales, including open storage when fenced.

Cabinet, woodworking and upholstery shops

Circuses and carnivals

Clothing and textile manufacturing

Contractors' offices and storage yards, provided open storage is enclosed by a fence of at least eight (8) feet in height.

Dairy products processing and distributing facilities including dairy bars.

Dry cleaning and laundry plants

Electrical appliances and electronic equipment manufacturing, sales, service and assembly (ZA 01-04)

Electrical supplies and equipment, sales and service

Feed and Seed stores (ZA 95-11)

Fertilizer blender and distribution facilities (ZA 95-11)

Food Services including mobile and relate final preparation and packaging of food products (ZA-05-14)

Furniture manufacturing

Glass and mirror shops, Venetian blind and awning shops, tile companies, and similar building specialty outlets.

Government owned buildings, facilities, and institutions. Unless otherwise included within the list of permitted or special uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. (ZA 95-9)

Greenhouses and horticultural nurseries

Ice and cold storage plants, freezer lockers (ZA 95-11)

Industrial supplies and equipment, sales and service

Leather products and luggage manufacturing

Lumberyards, building materials storage and sales, including open storage when fenced.

Machine and welding shops provided that they are conducted in a structure, which is enclosed except for movable doors (ZA 95-11)

Machine tool manufactures provided that they are conducted in a structure, which is enclosed except for movable doors (ZA 95-11)

Metal fabrication plants provided that they are conducted in a structure, which is enclosed except for movable doors (ZA 95-11)

Monument works and sales including outside display area provided that they are conducted in a structure which is enclosed except for movable doors (ZA 95-11)

Paper goods manufacturing and distributing

Pharmaceutical manufacturing and distributing

Plumbing and heating supply houses, including open storage when fenced.

Pool, manufacture, supply, sales and service. (ZA-01-04)

Precision instrument manufacturing

Public Safety facilities, subject to the conditions listed under Subsection 609.1 of Section 609.

Public Works and Public Utility facilities subject to the conditions listed under Subsection 609.1 of Section 609.

Railroad stations and yards, including rail spurs (ZA 01-04)

Sheet metal, roofing, plumbing, heating, and refrigeration shops provided that they are conducted in a structure, which is enclosed except for movable doors (ZA 95-11)

Sign painting and fabricating shops

Tire recapping shops provided that they are conducted in a structure, which is enclosed except for movable doors (ZA 95-11)

Trucking terminals, transfer companies

Vending companies

Wholesale and warehousing establishments, except for the storage of dangerous or offensive items such as uncured hides and explosives.

Wholesale storage of gasoline and oil products, including bottled gas and oxygen.

Light manufacturing or processing not otherwise named herein upon the review of the Planning Board and approval by the County Commissioners; provided no operations are carried on, or are likely to be carried on which will create smoke, fumes, noise, odor or dust which will be detrimental to the character of the district or to the health, safety or general welfare of the community.

Customary accessory uses and structures including open storage, provided the area devoted to open storage is enclosed by a fence at least eight (8) feet in height, and visually screened from adjoining residential uses.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

Section 611.2 Special Uses - The following Special Uses may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance.

Indoor Shooting Ranges and related sales provided that:

1. An architect is employed to design and supervise building construction.
2. Must have U. L. approval
3. Must meet safety standards as shown in the model code in case file ZA 91-3 Bill Tobias Gun Shop Inc. (ZA-91-3)

Churches and related uses except cemeteries (ZA 98-01)

Section 611.3 (Reserved 7/8/02)

Section 611.5 CU-M-1 Conditional Use Light Industrial District

Identical to the companion M-1 Light Industrial District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional Uses:

- All permitted uses listed in Section 611.1
- Research Facilities

Section 612 M-2 Heavy Manufacturing District

The M-2 Heavy Manufacturing District is designed to accommodate all but the most obnoxious industries. However, it is expected that industries permitted here by right will minimize their emission of smoke, dust, fumes, glare, noise, and vibrations.

612.1 The following uses are **permitted:**

Any uses permitted in the M-1 Light Manufacturing District

Airports

Animal hospitals

Automobile junkyards and scrap metal dealers, provided that the premises are enclosed by a solid fence not less than ten (10) feet in height.

Automobile repair garages, including body works, but excluding open storage of wrecked cars unless they are enclosed by a fence like that described above.

Bedding and carpet manufacturing and cleaning establishments

Brick, tile and pottery yards

Bus repair and storage terminals

Chemical manufacturing, household or industrial

Coal and wood yards, pole treating plants

Cotton gins, cotton waste and rag processing

Feed and seed stores

Fertilizer manufacturing

Flour and feed mills

Foundries producing iron, steel, copper, brass and aluminum products.

Government owned buildings, facilities, and institutions. Unless otherwise included within the list of permitted or special uses of this district, these uses shall not include storage, disposal, processing, or manufacture of hazardous or toxic materials as a principle activity. (ZA 95-9)

Hatcheries

Ice and cold storage plants, freezer lockers

Livestock sales barns

Machine and welding shops

Machine tool manufacturing

Meat packing and poultry processing plants

Metal fabricating plants, including boiler and tank works

Mixing plants for concrete or paving materials, the manufacture of concrete products.

Monument works and sales

Plastics, rubber and glass products manufacturing

Public Works and Public Utilities facilities, including service and storage yards.

Sawmills, planing mills and wooden box factories

Sheet metal, roofing, plumbing, heating and refrigeration shops.

Tire recapping shops

Manufacturing uses not otherwise named herein, upon the review by the Planning Board and approval by the County Commissioners, provided that no use shall be permitted in this district which is likely to be dangerous, offensive or detrimental to the health, safety, welfare or general character of this zoning district, or of the community by reason of the emission of dust, smoke, gas, noise, fumes, odors, vibration, glare, or usual threat of fire or explosion. However, such potentially obnoxious uses may be allowed in this district, provided the applicant submits detailed plans indicating proposed control methods.

Customary accessory uses and structures, including open storage.

Wind Energy Systems, in accordance with Section 808 (ZA 10-8)

Section 612.2 Special Uses - The following Special Uses may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005, provisions listed below, or any other related requirements of this ordinance.

Indoor Shooting Ranges and related retail sales provided that:

1. An architect is employed to design and supervise building construction.
2. Must have U. L. approval
3. Must meet safety standards as shown in the model code in case file ZA 91-3 Bill Tobias Gun Shop Inc. (ZA-91-3)

Churches and related uses except cemeteries (ZA 98-01)

Section 612.3 (Reserved 7/08/02)

Section 612.5 CU-M-2 Conditional Use Heavy Industrial District

Identical to the companion M-2 Heavy Industrial District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional Uses:

- Extraction of Earth Products
- Research Facilities (ZA 04-06)
- Power Generation Facilities (ZA 07-11)
- All permitted uses listed in Section 612.1

Section 613 Airport Overlay District

613.1 Definitions: As used in this Section, unless the context otherwise requires:

- (A) **AIRPORT** - The Stanly County Airport.
- (B) **AIRPORT ELEVATION** - The highest point of an airport's usable landing area measured in feet from sea level. Stanly County Airport Elevation is 607 MSL.
- (C) **APPROACH SURFACE** - A surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in Section 613.3 of this ordinance. In plan the perimeter of the approach surface coincides with the perimeter of the approach zone.
- (D) **BOARD OF ADJUSTMENT** - The Stanly County Airport Authority shall act as the Board of Adjustment in all matters related to the airport airspace zones created by this section. A Board consisting of five members appointed by the Stanly County Board of Commissioners as provided in Chapter 419 - House Bill 821 - 1971 Sessions Law of the State of North Carolina.
- (E) **CONICAL SURFACE** - A surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to 1 for a horizontal distance of 4,000 feet.
- (F) **HAZARD TO AIR NAVIGATION** - An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.
- (G) **HEIGHT** - For the purpose of determining the height limits in all zones set forth in this Section and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.
- (H) **HORIZONTAL SURFACE** - A horizontal plane 150 feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.
- (I) **NONCONFORMING USE** - Any pre-existing structure, object of natural growth, or use of land which is inconsistent with the provisions of this Section or any amendment thereto.
- (J) **NONPRECISION INSTRUMENT RUNWAY** - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in nonprecision instrument approach procedure has been approved or planned.
- (K) **OBSTRUCTION** - Any structure, growth, or other subject, including a mobile object, which exceeds a limiting height set forth in Section 613.3 of this Ordinance.
- (L) **PERSON** - An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity; includes a trustee, a receiver, and assignee, or a similar representative of any of them.
- (M) **PRIMARY SURFACE** - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 feet beyond each end of that runway; when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of the runway. The width of the primary surface is set forth in Section 613.2 of this Ordinance. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.
- (N) **RUNWAY** - A defined area on an airport prepared for landing and takeoff of aircraft along its length.
- (O) **STRUCTURE** - An object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, and overhead transmission lines.
- (P) **TRANSITIONAL SURFACES** - These surfaces extend outward at 90 degree angles to the runway centerline and the runway centerline extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

(Q) TREE - Any object of natural growth.

(R) UTILITY RUNWAY - A runway that is constructed for and intended to be used by propeller driven aircraft of 12,500 pounds maximum gross weight and less.

(S) VISUAL RUNWAY - A runway intended solely for the operation of aircraft using visual approach procedures.

613.2 Airport Zones.

In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of land lying beneath the approach surfaces, transitional surfaces, and conical surfaces as they apply to the Stanly County Airport. Such zones are shown on the Stanly County Airport Zoning Map consisting of 1 sheet, prepared by Parrish and Associates and dated November 1983, which is attached to this Ordinance and made a part hereof. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

(A) Runway Larger Than Futility Visual Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 1,500 feet at a horizontal distance of 5,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(B) 1. Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile Nonprecision Instrument Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 500 feet wide. The approach zone expands outward uniformly to a width of 3,500 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

2. Runway Larger Than Utility With A Visibility Minimum As Low As 3/4 Mile Nonprecision Instrument Approach Zone - The inner edge of this approach zone coincides with the width of the primary surface and is 1,000 feet wide. The approach zone expands outward uniformly to a width of 4,000 feet at a horizontal distance of 10,000 feet from the primary surface. Its centerline is the continuation of the centerline of the runway.

(C) Transitional Zones - The transitional zones are the areas beneath the transitional surfaces.

(D) Horizontal Zone - The horizontal zone is established by swinging arcs of 5,000 feet radii from the center of each adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

(E) Conical Zone - The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward therefrom a horizontal distance of 4,000 feet.

613.3 Airport Zone Height Limitations.

Except as otherwise provided in this section, no structure shall be erected, altered, or maintained, and no tree shall be allowed to grow in any zone created by this Section to a height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows:

(A) Runway Larger Than Utility Visual Approach Zone - Slopes twenty (20) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 5,000 feet along the extended runway centerline.

(B) 1. Runway Larger Than Utility With A Visibility Minimum Greater Than 3/4 Mile Nonprecision Instrument Approach Zone - Slopes thirty-four (34) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

2. Runway Larger Than Utility With A Visibility Minimum As Low As 3/4 Mile Nonprecision Instrument Approach Zone - Slopes thirty-four (34) feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 feet along the extended runway centerline.

(C) Transitional Zones - Slope seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface, and extending to a height of 150 feet above the airport elevation which is 607 feet above mean sea level. In addition to the foregoing, there are established height limits sloping seven (7) feet outward for each foot upward beginning at the sides of and at the same elevation as the approach surface, and extending to where they intersect the conical surface.

(D) Horizontal Zone - Established at 150 feet above the airport elevation or at a height of 757 feet above mean sea level.

(E) Conical Zone - Slopes twenty (20) feet outward for each foot upward beginning at the periphery of the horizontal zone and at 150 feet above the airport elevation and extending to a height of 350 feet above the airport elevation.

(F) Excepted Height Limitations - Nothing in this Section shall be construed as prohibiting the construction or maintenance of any structure, or growth of any tree to a height up to 37 feet above the surface of the land.

613.4 Use Restrictions

The regulations presented in this Section are applied as an overlay district regulating the height of structures and trees in the airport vicinity. Land uses allowed as either permitted or conditional within the underlying zones are allowed by this Section provided that:

(A) No use may be made of land or water within any zone established by this Section in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

613.5 Nonconforming Uses

(A) Regulations Not Retroactive - The regulations prescribed by this Section shall not be construed to require the removal, lowering, or other change or alteration of any structure not conforming to the regulations as of the effective date of this Section, or otherwise interfere with the continuance of nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Section and is diligently prosecuted. Protrusions of natural growth into the airspace's and zones herein created may remain at the same, but no greater height than was existing at the time of passage of these regulations. It shall be the duty of the Zoning Enforcement Officer to maintain this requirement; and if, after investigation, it is found that any tree has become a greater non-conformity than existed at the time of passage of these regulations, he shall notify the owner thereof. Upon receipt of said notice, the property owner shall at this own expense, remove said growth to the specified height which shall be no less than obstruction height at the time of passage of these regulations.

(B) Marking and Lighting - Notwithstanding the preceding provision of this Section, the owner of any existing non-conforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Zoning Enforcement officer to indicate to the operators of aircraft in the vicinity of the airport and

presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the Stanly County Airport Authority.

(C) Nonconforming Uses Abandoned or Destroyed - Whenever the Zoning Enforcement Officer determines that a nonconforming tree or structure has been abandoned or more than 80 percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

613.6 Permits

(A) Future Uses - Except as specifically provided in 1, 2, and 3 hereunder, no material change shall be made in the use of land, no structure shall be erected or otherwise established, and no tree shall be planted in any zone hereby created unless a permit therefor shall have been applied for and granted. Each application for a permit shall indicate the purpose for which the permit is desired, with sufficient particularity to permit it to be determined whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted. No permit for a use inconsistent with the provisions of this Section shall be granted unless a variance has been approved in accordance with Section 613.6C.

(1) In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when, because of terrain, land contour, or topographic features, such tree or structure would extend above the height limits prescribed for such zones.

(2) In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 feet from each end of the runway, no permit shall be required for any tree or structure less than seven-five (75) feet of vertical height above the ground, except when such tree or structure would extend above the height limit prescribed for such approach zones.

(3) In the areas lying within the limits of the transition zones beyond the perimeter of the horizontal zone, no permit shall be required for any tree or structure less than seventy-five (75) feet of vertical height above the ground, except when such tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for such transition zones.

Nothing contained in any of the foregoing exceptions shall be construed as permitting or intending to permit any construction, or alteration of any structure, or growth of any tree in excess of any of the height limits established by this Article except as set forth in Section 613.3.

(B) Existing Uses - No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this Section or any amendments thereto or than it is when the application for a permit is made. Except as indicated all applications for such a permit shall be granted.

(C) Variances - Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use property, not in accordance with the regulations prescribed in this Section, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration as to the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations will result in unnecessary hardship and relief granted, will not be contrary to the public interest, will not create a hazard to air navigation, will do substantial justice, and will be in accordance with the spirit of this Ordinance.

(D) Obstruction Marking and Lighting - Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to install, operate, and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the Board of Adjustment, this condition may be modified to require the owner to permit the Stanly County Airport Authority, at its own expense, to install, operate, and maintain the necessary markings and lights.

613.7 Enforcement

It shall be the duty of the Zoning Enforcement Officer to administer and enforce the regulations prescribed herein. Applications for permits and variances shall be made to the Zoning Enforcement Officer upon a form published for that purpose. Applications required by this Section to be submitted to the Zoning Enforcement Officer shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be forthwith transmitted by the Zoning Enforcement Officer.

613.8 Board of Adjustment

(A) The Stanly County Airport Authority shall act as a Board of Adjustment to have and exercise the following powers: (1) to hear and decide appeals from any order, requirement, decision, or determination made by the Zoning Enforcement officer in the enforcement of this Section; (2) to hear and decide special exceptions to the terms of this Section upon which such Board of Adjustment under such regulations may be required to pass; and (3) to hear and decide specific variances.

(B) The Board of Adjustment shall consist of five (5) members appointed by the Stanly County Board of Commissioners and each shall serve for a term of four (4) years until a successor is duly appointed and qualified as provided by Chapter 419 - House Bill 821 - 1971 Sessions Laws of the State of North Carolina.

(C) The Board of Adjustment shall adopt rules for its governance and in harmony with the provisions of this Section. Meetings of the Board of Adjustment shall be held at the call of the Chairperson and at such other times as the Board of Adjustment may determine. The Chairperson or, in the absence of the Chairperson, the Acting Chairperson may administer oaths and compel the attendance of witnesses. All hearings of the Board of Adjustment shall be public. The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question; or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall immediately be filed in the office of the Zoning Enforcement Officer and on due cause shown.

(D) The Board of Adjustment shall make written findings of facts and conclusions of law giving the facts upon which it acted and its legal conclusions from such facts in reversing, affirming, or modifying any order, requirement, decision, or determination which comes before it under the provisions of this Section.

(E) The concurring vote of a majority of the members of the Board of Adjustment shall be sufficient to reverse any order, requirement, decision, or determination of the Zoning Enforcement Officer or decide in favor of the applicant on any matter upon which it is required to pass under this section, or to effect variation to this Section.

613.9 Appeals

- (A) Any person aggrieved, or any taxpayer affected, by any decision of the Zoning Enforcement Officer made in the administration of this Section, may appeal to the Board of Adjustment.
- (B) All appeals hereunder must be taken within a reasonable time as provided by the rules of the Board of Adjustment, by filing with the Zoning Enforcement Officer a notice of appeal specifying the grounds thereof. The Zoning Enforcement Officer shall forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.
- (C) An appeal shall stay all proceedings in furtherance of the action appealed from unless the Zoning Enforcement Officer certifies to the Board of Adjustment, after the notice of appeal has been filed with it, that by reason of the facts stated in the certificate a stay would in the opinion of the Zoning Enforcement Officer cause imminent peril to life or property. In such case, proceedings shall not be stayed except by the order of the Board of Adjustment on notice to the Zoning Enforcement Officer and on due cause shown.
- (D) The Board of Adjustment shall fix a reasonable time for hearing appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.
- (E) The Board of Adjustment may, in conformity with the provisions of this Section reverse or affirm, in whole or in part, or modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as may be appropriate under the circumstances.

613.10 Judicial Review

Any person aggrieved, or any taxpayer affected by any decision of the Board of Adjustment, may appeal to the Superior Court as provided in Article 4, Section 63-34 of Chapter 63 of the Public Laws of North Carolina. Such petition shall be presented to the court within thirty (30) days after the decision is filed in the Office of the Board.

613.11 Severability

If any of the provisions of the Section or the application thereof to any person or circumstance are held invalid, such invalidity shall not affect other provisions or applications of this Section which can be given effect without the invalid provision or application, and to this end the provisions of this Section are declared to be severable.

Section 614 Telecommunications Towers, Antennae and Facilities Overlay District

614.1 In recognition of the Telecommunications Act of 1996, it is the intent of Stanly County to allow communication providers the opportunity to locate telecommunications towers and related facilities within the County in order to provide an adequate level of service to its customers while protecting the health, safety, and welfare of Stanly County citizens. Wireless towers may be considered undesirable with other types of uses, most notably residential; therefore special regulations are necessary to ensure that any adverse affects to existing and future development are mitigated.

Accordingly, the Stanly County Board of Commissioners finds that regulations related to telecommunications towers are warranted and necessary:

- A. To direct the location of communication towers in Stanly County;
- B. To protect residential areas and land uses from potential adverse impacts of telecommunications towers;
- C. To minimize adverse visual impacts of telecommunications towers through careful design, siting, landscape screening, and innovative camouflaging techniques;
- D. To accommodate the growing need for telecommunication towers to residents and businesses in the County;
- E. To promote and encourage shared use/co-location of existing and new communication towers as a primary option rather than construction of additional single-use towers;
- F. To consider the public health and safety of telecommunication towers; and to avoid potential damage to adjacent properties from tower failure through structural standards and setbacks.
- G. To avoid potential damage to adjacent properties from tower failure through engineering and careful siting of telecommunication towers.

614.2 Telecommunications towers and facilities are allowed only in the telecommunications tower overlay district. A telecommunications tower overlay district rezoning must be requested by the applicant or property owner for any property with an underlying zoning of R-A, R-R, R-20, R-10, R-8, NB, HB, SCD, CB, GB, M-1, and M-2, and all the supplemental regulations of Section 614 shall be met. Once the Board approves a site for a telecommunications tower overlay designation, the applicant shall obtain a Zoning Compliance Authorization as per Section 614.3 below.

614.3 No telecommunications tower, antennae, or facilities shall be erected, moved, extended in height, or enlarged or structurally altered, nor shall any excavation or filling of any lot for the construction of any tower or facility be commenced until the Zoning Enforcement Officer or his designated agent has issued a zoning clearance for such work, in the form of a Zoning Compliance Authorization. Such authorization will only be provided once a property is rezoned to the telecommunications tower overlay district. When a rezoning to the overlay district designation is approved, the proposed tower type, tower height, setbacks, easements, as well as other specifics presented to the County Commissioners shall be included in the Zoning Compliance Authorization. The telecommunications provider must abide by the specifics they presented to the Board when they obtained their rezoning. If, at a later date, the provider wishes to modify those specific conditions, an amendment to telecommunications tower overlay district must be obtained through a new review and public hearing by the Stanly County Board of Commissioners.

614.3.1 Each application to the Zoning Enforcement Officer for Zoning Compliance Authorization shall be accompanied by plot plans showing:

- a) The actual dimensions of the lot to be built upon or leased. If leased, then also the dimensions of the lot on which leased portion is located.
- b) The size and height of the tower to be erected.
- c) Tower type (i.e. monopole or lattice).
- d) The location of any existing structures on the lot, if any.
- e) The distance to the nearest residential structure.
- f) Setbacks or the collapse zone. If collapse zone is used, documentation verifying the collapse zone dimensions.
- g) Other information as may be essential for determining whether the provisions of this ordinance are met.

614.3.2 Any Certificate of Zoning Compliance issued shall expire and be canceled unless the work authorized by it shall have begun within six (6) months of its date of issue, or if the work authorized by it is suspended or abandoned for a period of one (1) year. Written notice thereof shall be given to the persons affected, including notice that further work as described in the canceled permit shall not proceed unless and until another zoning compliance clearance has been obtained.

614.4 Telecommunication tower overlay rezoning requests can be denied on the basis of negative influence on property values or on aesthetic concerns provided that there is evidence to prove the impact on adjacent property owners will be significant. As per the Telecommunications Act of 1996, the Stanly County Board of Commissioners must clearly state the reasoning and available evidence of the impact on adjacent property values if the request is denied on this basis, which in essence denies the tower.

The following factors may be used to evaluate a tower for aesthetic reasons:

- 1. To protect the view in scenic areas, unique natural features, scenic roadways, etc.
- 2. To prevent the concentration of towers in one specific area.
- 3. The height, design, placement, and other characteristics of the tower can be modified to have a less intrusive visual impact on the County.

614.5 Supplementary Regulations for new Telecommunications Towers, Antennae, and Facilities

If it is determined that telecommunications providers cannot 1) provide an adequate service level from co-locating on an existing telecommunications tower, 2) locate on an existing Duke Power transmission tower or similar structure, or 3) locate camouflaged antennae within an existing structure, then telecommunications towers and facilities will be allowed when property is rezoned by the County Commissioners to a telecommunication tower overlay district, subject to the following regulations in addition to applicable requirements set forth in each underlying zoning district and elsewhere in this Ordinance:

(A) In all Residential underlying zoning districts (R-A, R-R, R-20, R-10, and R-8,) and in all Business underlying zoning districts (N-B, C-B, SCD, G-B, and H-B), all telecommunication towers shall be of a monopole design and construction. All monopoles must be designed to “telescope” or collapse inward unless documentation can be provided to prove that such design is not feasible.

In the Industrial (M-1 and M-2) underlying zoning districts, a monopole or lattice construction steel structure tower is acceptable. Monopoles must be designed to “telescope” or collapse inward; lattice towers must be designed to collapse inward upon itself.

(B) It is the intent of Stanly County to encourage providers to co-locate facilities in an effort to reduce the number of telecommunication towers in Stanly County. Unless it is determined to be unfeasible, new communications towers should be capable of supporting additional

communications antennas. This will assist Stanly County in reducing the total number of towers in the County. Stanly County requires providers to negotiate in good faith with other providers to lease space at a reasonable cost and for reasonable terms, and to publicize the fact that space is available on a lease basis as part of the overlay district rezoning process.

(C) The maximum allowable height of a tower is 199.9 feet in the R-A, R-R, R-20, R-10, R-8, N-B, C-B, SCD, HB, and G-B underlying zoning districts. The maximum height of a tower located in the M-1 and M-2 underlying zoning district is 300 feet. No variance to the height may be granted unless the applicant can prove the maximum height will not allow for the provision of adequate service levels (i.e. cannot provide a reasonable level of service in the area). The height of the tower or structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the structure.

(D) Where a telecommunication tower is to be located on a lot with an existing principal use, the tower shall be located in the rear yard only. In addition, a recorded easement for an access road at least twelve (12) feet wide shall be maintained by the property owner and/or the applicant from a public street to the tower for use by service and emergency vehicles.

(E) Stanly County encourages stealth tower locations. Telecommunications towers which can locate in or on an existing structures or which can be camouflaged to resemble a tree (not a flagpole) are encouraged. Or towers which are located in a stand of trees, rather than in an open field, are preferred.

(F) Towers are prohibited on the top of buildings or structures in all the Residential and Business underlying zoning districts. In the Industrial underlying zoning districts, towers may be permitted on roofs or walls after submittal of a report by a qualified and licensed professional engineer indicating the existing structure's suitability to accept the antenna, and the proposed method of affixing the antennae to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated, for review by the County Commissioners.

Towers on roofs may be allowed when the tower height 1) does not exceed more than 30% of the height of the building, or 2) is no more than 50 feet above the building/structure, whichever is less. Towers on roofs or walls shall be screened, constructed, and/or colored to match the structure to which they are attached.

(G) Stanly County recognizes that telecommunications facilities (both towers and co-locators) cannot be prohibited, nor can a rezoning for a telecommunications tower overlay district be denied on the basis of environmental or health concerns relating to radio emissions if the telecommunications equipment and facility complies with the Federal Radio Frequency Emission Standards. Stanly County requires that each applicant for a permit must provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.

(H) All accessory structures on the ground which contain switching equipment or other related equipment should be architecturally compatible with surrounding buildings and land uses in the underlying zoning district, or otherwise integrated, through location and design, to blend in with the existing characteristics of the site to the extent practical. This means structures with pitched roofs, made of local construction materials, such as brick, wood, stone, or vinyl lapped siding.

(I) A minimum eight-foot high chain link fence is required immediately around the telecommunications tower and any equipment building(s) since the tower can be considered an attractive nuisance. Barbed wire shall be used along the top of the fence and access to the tower area and equipment buildings shall be through a locked gate. The County Board of Commissioners may waive fencing requirements for stealth towers and other types of structures if the fencing serves no useful purpose.

Note: Applicants building new towers shall plan the fence and screening (see below) to accommodate all future providers on the site such that the fence and screening materials surround the land designated for all future equipment buildings and the tower.

(J) Landscape screening shall be required along the outside area of the perimeter-fenced area(s) to mitigate the visual impacts of the tower and equipment buildings from nearby viewers. Landscape materials shall consist of evergreen shrubs planted with a twenty (20) foot screen/buffer with twelve (12) trees [1/3 shall be evergreen] and twenty (20) shrubs required per one-hundred (100) feet of buffer strip. Evergreen shrubs should be of a size expected to reach a minimum of 6' in height at maturity. Trees may be evergreen or deciduous. All landscaping shall be xeriscape (drought) tolerant or irrigated to ensure good health and vitality.

Screening requirements shall not apply to telecommunications providers who have camouflaged (stealth towers) towers or who have located antennas within another structure (such as a steeple), or who have co-located on an existing tower. Nor shall screening apply when an antennae will be mounted on an electrical transmission tower or on structures such as a water tower/tank, grain silos, etc. or similar structures.

The Board of Commissioners may waive any or all of the screening requirements upon determining that the existing topography or existing natural materials on site will screen the property as effectively as the required screening, provided that the spirit and intent of this subsection are met. The Board of Commissioners may also waive screening on those sides of the proposed tower that are located adjacent to undevelopable property. Such a waiver may not be sought to relieve the screening requirement for towers to be located adjacent to vacant properties or along any public right-of-way. Undevelopable property shall constitute any such property or land that is unable to be used as a building site, i.e. a floodplain, etc.

(1) Plant Standards and Plant Installation Standards.

(A) Minimum tree caliper measured 6" above ground on all trees shall be 2 1/2" and the minimum height shall be 8 feet.

(B) Shrubs must be at least 2 feet tall when planted and shall be of a variety and adequately maintained so that an average height of 5 to 6 feet could be expected as normal growth within 3 years of planting.

(C) All plant material installed shall be free from disease.

(D) Plant materials shall be planted in accordance with generally accepted and recommended planting and growing practices.

(E) All plant material shall be installed in a fashion that ensures the availability of sufficient soil and water to sustain healthy growth.

(2) Landscaping Maintenance.

(A) The plantings that constitute a required landscaping shall be properly maintained in order for the landscaping to fulfill the purpose for which it is established. The owner of the property and any tenant on the property where a screen is required shall be jointly and severally responsible for the maintenance of all screen materials. Such maintenance shall include all actions necessary to keep the screened area free of litter and debris and to keep plantings healthy. Any vegetation that constitutes part of a screen shall be replaced in the event that it dies.

(K) Minimum setback requirements for free-standing towers located within the R-A, R-R, R-20, R-10, R-8, N-B, C-B, SCD, H-B and G-B underlying zoning districts shall be one (1) foot for every one (1) foot of actual tower height (i.e. a 199.9 foot tower would require a 199.9 foot setback on all sides), or the documented collapse zone, whichever is less. Minimum setbacks for free standing towers located in the Industrial (M-1 and M-2) underlying zoning district shall be determined by the underlying zoning district. These setback requirements are applicable on all sides of the property including any side along the road right-of-way, and for all leased areas of a parcel. The purpose of these setback requirements is to prevent icefall materials and/or debris from tower

failure or collapse from damaging off-site property. For the purpose of establishing setbacks, the measurements shall be from the edge of the concrete base on which the tower is located, unless the tower is located in a leased area. Setbacks for towers located on leased parcels shall be measured to the edge of the parcel in which the leased area is located.

The Stanly County Board of Commissioners may reduce minimum setback requirements, if warranted, or to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standards, power line support device, or similar structure.

(L) All towers shall be a minimum of 300' from the nearest residential dwelling unit.

(M) Telecommunications providers who are leasing a portion of a lot for the proposed telecommunication tower shall obtain written a signed certification from the property owner that no future development or subdivisions or leased portions will be made within the established setbacks of the telecommunication tower until such tower is removed from the site (i.e. is abandoned and removed by the provider). This does not apply to telecommunication providers seeking to co-locate on an existing tower.

(N) Towers and related facilities must be removed by the applicant and/or property owner upon abandonment of the tower (no longer used for its original intent) for a period greater than ninety (90) consecutive days. Such removal (clearing from the site) shall take place within six (6) months of the first day the tower was abandoned, and be completed within this same six (6) month period. It shall be the responsibility of the applicant to notify Stanly County Zoning Enforcement Administrator when the tower has been abandoned for greater than ninety (90) days. When towers are removed, the overlay designation becomes null and void, and the zoning on the property then becomes the underlying zoning district designation only.

(O) Towers having a height of 199.9 feet or less shall not contain lights or light fixtures at a height exceeding fifteen (15) feet. Furthermore, lighting of all towers in any district shall be directed toward the tower and/or accessory uses to reduce glare *onto adjacent properties*. It is recognized that towers over 200 feet in height require night time strobe lights as per the Federal Aviation Administration.

(P) Freestanding telecommunications towers should be located to avoid a dominant silhouette on ridges or in open fields.

(Q) Any planned increase in tower height to an existing approved telecommunication tower located within an overlay district requires the provider to apply for a zoning amendment to the telecommunication tower overlay district. Once such an amendment has been approved by the County Commissioners, a Zoning Compliance Authorization can be issued to permit the increase in tower height.

Normal maintenance and repair of the structure can be completed without the issuance of Zoning Compliance at the discretion of the Zoning Enforcement Officer.

Planned height increases for towers which were constructed prior to the adoption of these regulations shall require the provider or owner to apply for a rezoning to the telecommunications tower overlay district, which includes a review and approval by the County. Once such rezoning is approved, the Zoning Enforcement Officer will review a Zoning Compliance Authorization application. Required information for this application is described in Section 614.3.1.

(R) Applications by providers to use co-location space on an existing tower, within an approved telecommunications tower overlay district shall be permitted by right provided that the tower height is not increased. The issuance of a Zoning Compliance Authorization form shall be required.

If the co-locator or owner proposes to increase the tower height in an established telecommunications tower overlay district, this would require a zoning amendment of the telecommunications tower overlay district which includes review and approval by the County Commissioners, prior to the issuance of a Zoning Compliance Authorization.

(S) Freestanding signs are prohibited. Wall signs shall be limited to 1) identification signage allowed on equipment structures or fences surrounding the telecommunication tower/structure provided it does not exceed nine square feet in size and 2) “No trespassing” signs, “Danger - High Voltage” signs, and other similar warning signs shall be installed to discourage trespassing by unauthorized persons. Signs shall be installed and/or mounted on the perimeter fence, and/or on the tower at its base.

(T) The provider must show proof of adequate insurance coverage for any potential damage caused by or to the telecommunications tower prior to the issuance of a Zoning Compliance Authorization. Once such authorization is approved, documentation of adequate insurance must be provided to the Stanly County Zoning Administrator every twelve (12) months.

(U) Outdoor storage of equipment or other related items is prohibited.

(V) Associated telecommunications equipment buildings located in any zoning district shall not be used as an employment center. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.

(W) All applications for a telecommunications tower overlay district, or any amendment to the overlay district must include the following information in addition to any other applicable information contained in the Zoning Ordinance:

1. Identification of intended provider(s);
2. Documentation by a registered engineer that the tower has sufficient structural integrity to accommodate more than one user, if applicable. A statement about the general capacity of the tower in terms of the number of additional providers, or co-locators, it is designed to accommodate.
3. A statement from the provider indicating intent to allow shared use of the tower and how others will be accommodated;
4. Documentation that all property owners of residentially zoned property within 300 feet of the edge of all sides of the property (for leased sites this means the edge of the larger parcel in which the leased portion is located), as well as adjacent property owners, have been notified by the applicant of the proposed tower height and design. Notification of property owners is also required for amendments to the overlay district.
5. Documentation that the telecommunication equipment complies Federal Radio Frequency Emission Standards;
6. Documentation that towers over 199.9 feet are necessary for a minimal level of service;
7. A site plan(s) drawn to scale, identifying the site boundary, tower(s), existing and proposed structures, including equipment buildings, access, fencing area, fall radius and landscape screening, detailing the type of landscaping, amount of plantings, and location. A site plan is not needed for providers who are seeking co-location on an existing tower within an approved telecommunication tower overlay district, when the equipment building is to be located within the existing fenced area.
8. Documentation of monopole tower or lattice tower collapse area, if applicable.
9. Expert testimony that demonstrates to the satisfaction of the Stanly County Board of Commissioners that the provider has explored all means for stealth tower locations and co-location opportunities, if applicable. Evidence may consist of the following:
 - a. Existing or approved telecommunications towers with available co-location space are not located within the search area.
 - b. Existing or approved towers or structures are not of sufficient height to meet the provider's specifications.
 - c. Existing or approved towers or structures do not have sufficient structural strength to support the applicant's proposed antennae.

d. The provider's proposed antenna would cause objectionable radio frequency interference with existing or planned antennae on an existing or planned tower, (i.e. the spacing requirement between antennae cannot be met).

e. Existing or approved towers lack co-location space.

f. If it is determined that an existing tower does not have the structural strength or integrity to support additional antennae and associated equipment, then the proposed provider shall provide documentation that the existing tower can not be structurally strengthened to accommodate an additional user.

(X) Towers shall not restrict or interfere with air traffic or air travel to and from any existing or proposed public or private airport. All proposed towers shall comply with the Federal Aviation Administration (FAA) standards.

(Y) The following requirements apply for Telecommunications Tower Overlay District rezoning:

1) Decisions by the Stanly County Board of Commissioners to approve or deny a telecommunications tower overlay district for a telecommunications tower must be in writing to the applicant, along with detailed reasoning for the approval/denial, as per federal law.

2) The applicant and the public are requested to submit their comments and arguments in writing prior to addressing the Stanly County Board of Commissioners at the public hearing, as suggested by federal law.

3) The decision of the Stanly County Board of Commissioners must be based upon substantial evidence, which must be recorded in the Minutes, as per federal law.

4) In determining if a telecommunications tower should be approved/denied, through the rezoning to a telecommunication tower overlay district, the Planning Board and Stanly County Board of Commissioners may take into account the tower's harmony with the surrounding area and its compatibility with adjacent properties. The aesthetic effects of the tower, as well as any mitigating factors concerning the aesthetics may be used to evaluate the telecommunications tower overlay district rezoning. In reaching a decision, the Stanly County Board of Commissioners may request the height, design, screening, placement, or other characteristics of the tower be modified to produce a more harmonious situation.

614.6 Supplementary Regulations for Telecommunications Antennae and Associated Equipment Locating on Existing Towers and Structures.

(A) Applications by providers to use co-location space on an approved existing telecommunications tower in an approved telecommunications tower overlay district shall be allowed with an approved Zoning Compliance provided that the tower height is not increased. Any co-location which will result in an increase to the tower height, shall require the co-locator or applicant to apply for an amendment to the telecommunications tower overlay district, allowing an increase in tower height if the tower existed prior to the adoption of these regulations, a rezoning to the telecommunication tower overlay district status is required.

(B) Provided the structural integrity of the structure/tower is not compromised or diminished as determined or documented by a licensed professional structural engineer, telecommunications antennae and its associated equipment buildings may locate on any Duke power transmission tower, water tank/tower, or similar structures by right in all underlying zoning districts so long as the addition does not increase the original height of the existing structure or tower, when Zoning Compliance authorization has been approved. Such antennae shall be painted to match the color of the building/structure or the background against which it is most commonly seen. Note: No antennae used for the purpose of telecommunications shall be mounted on any structure used solely for residential purposes.

(C) The County requires that each applicant shall provide documentation proving that their telecommunications equipment complies with the Federal Radio Frequency Emission Standards.

(D) Screening requirements shall not apply to telecommunications providers who camouflage antennas within another structure (stealth locations) such as a church steeple, or co-locate on an existing tower. Nor shall any screening apply when an antennae will be mounted on an electrical transmission tower or on structures such as a water tower/tank, grain silos, etc. or similar structures.

(E) Outdoor storage of equipment or other related or non-related items are prohibited.

(F) The associated telecommunication antennae equipment buildings located in all underlying zoning districts shall not be used as an employment center. This provision does not prohibit the periodic maintenance or periodic monitoring of equipment and instruments.

(G) Telecommunications antennae and associated equipment shall not restrict or interfere with air traffic or air travel to or from any existing or proposed public or private airport. All proposed towers shall comply with Federal Aviation Administration (FAA) standards.

H) An annual inspection shall be performed on all pre-existing and approved telecommunication towers to ensure the following: Adequate insurance, signage for owner and emergency contact, screening as required, access for emergency response, vegetation removal from within the tower area, and adequate safety fencing. An annual inspection fee may be required per the county fee scheduled as adopted by the County Commissioners.

Section 616 R-40 Single Family Residential District (ZA 99-20)

The regulations of this district are intended to insure opportunity for primarily residential development, protected from disruptive commercial or agricultural influences; and to insure that development not having access to public water supplies or public sewage disposal will occur at sufficiently low densities to provide a healthful environment.

616.1 The following uses are **permitted**:

Accessory buildings or structures, provided such shall be permitted only in a rear yard and shall be not less than ten (10) feet from any property line, and further provided, that in the case of corner lots, such buildings or structures shall be set back at least twenty-five (25) feet from any side street right-of-way line.

Accessory Dwelling Units to Single Family Dwellings (See Section 807) (ZA 06-06)

Churches and their customary related uses, excluding cemeteries, provided that all buildings be set back at least twenty (20) feet from any property line.

Greenhouses and gardens which are incidental to the residential use and conducted on a non-commercial basis only, provided that no greenhouse heating plant shall be located within sixty (60) feet from any front property line or within thirty (30) feet of any property line.

Group Homes

Home Occupation, Customary (Refer to Article IV, Section 411)

Public Safety Facilities such as fire and police stations, rescue headquarters, ambulance service, and civil defense centers, provided that all vehicles are stored indoors.

Schools including public elementary and secondary schools, and private schools having curricula approximately the same as ordinarily given in such public schools.

Single-Family Dwellings, either site built or modular

Two-Family Dwellings, either site-built or modular provided that if they are located within a residential subdivision, they be located only on a corner lot.

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

616.2 The following **Special Uses** may be allowed subject to approval by the Board of Adjustment according to the provisions of Article X, Section 1005 listed below, and any other conditions necessary to assure the intent of this district.

Cemeteries, accessory to existing churches with the district only, provided that a buffer strip be provided on all property lines abutting residentially zoned land, and further provided that no grave site shall be located closer than forty-feet (40) to any property line or fifty-feet (50) to any public right-of-way. (ZA 98-12)

Colleges and Universities

Home Occupations, Rural, provided that:

- (A) The property upon which it is located shall not be a part of any residential subdivision.
- (B) The property consists of at least ten (10) acres.
- (C) The provisions of Article IV, Section 412, can as a minimum requirement, be met.

Hospitals

Mobile Homes on Individual Lots, Class A only (Refer to Article XIII, Section 1302.23)

Nursery Schools and Kindergartens

Nursing, Rest, or Convalescent Homes not used primarily for the treatment of contagious diseases, alcoholics, drug addicts, or psychotics.

Public Works and Public Utility Facilities such as transformer stations, transmission lines, pumping stations, water towers, and telephone exchanges, etc, provided that:

- (A) Such facilities are essential to the service of the immediate area;
- (B) No vehicles or materials shall be stored on the premises, and no offices shall be permitted;
- (C) All buildings shall (except public utility cabinets) (ZA 94-13) be set back at least twenty (20) feet from all property lines and shall be designed and landscaped in such a way as to blend in with surrounding area. All structures not intended for human habitation are allowed to be placed with a minimum 30 foot front, zero side, and zero rear setback as measured from the street right of way or property line; (ZA-01-18)
- (D) All dangerous apparatus shall be enclosed by a chainlink fence at least eight (8) feet in height.

Recreational Uses: Community Centers, Golf Courses, Libraries, Parks, Playgrounds, Swimming Pools.

Section 616.5 CU-R-40 Conditional Use Single Family Residential District

Identical to the companion R-40 Single Family Residential District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

All listed in the permitted use section of 616.1

617 R-MHP Residential Manufactured Home Park District (ZA 99-20 Eff. 2-21-2000)

The purpose of the regulations expressed herein is to guide and regulate the development of Manufactured Home Parks within Stanly County in order to preserve the public health, safety and welfare, and to require preparation and approval of a plan whenever a Manufactured Home Park is created or expanded. Specifically, these regulations are designed to provide for an adequately planned street system; to avoid overcrowding of the land and extreme concentration of population; to secure safety from fire, panic and other dangers; to provide for adequate water and sewage systems; to insure against erosion, water and flood damage; to facilitate an orderly system for the design, layout, use of land. In order to achieve these goals Stanly County shall not approve any Manufactured Home Park, where it has been determined through a proper investigation that such a development will include or cause excessive flooding, poor drainage, soil slippage, inadequate soil conditions or other potentially dangerous, unhealthy conditions.

617.1 The following uses are **permitted** with conditions:

Yard Sales, in accordance with Section 1302.98, no zoning compliance required.

Manufactured Home Parks

1) **Manufactured Home Parks** with site plan approval by the Stanly County Planning Board. A fee as specified by the county shall accompany each Manufactured Home Park application. This fee shall be in addition to any other applicable fees, such as the fee for a rezoning application.

A) The Planning Board shall consider a site plan and application only after a completed application has been submitted to the Zoning Officer. (Note: Prior to submission of the site plan and application, and prior to any disturbance of any land or vegetation it is recommended that the applicant consult with the Zoning Officer in order for the applicant to be briefed on the requirements of this Ordinance and that consideration be given to natural features of the site.) Prior to the formal submission of the site plan and application, the applicant is encouraged to submit a preliminary sketch plan for review by the Planning Department.

The formal site plan and application shall, as a minimum, include the following items:

1. The name of the Manufactured Home Park, the names and addresses of the owner(s) and the designer of the park, date, approximate north arrow, and scale, and the boundary line survey of the tract with accurate linear and angular dimensions drawn to scale by a professional surveyor or engineer.
2. The locations of existing and platted property lines, streets, buildings, water courses, railroads, bridges, known grave site areas, water mains, sewers, culverts, drainpipes and any utility easements, both on the land to be developed as a Manufactured Home Park within 200 feet of land immediately adjoining the proposed Manufactured Home Park.
3. The names, proposed location and approximate dimensions of proposed streets, entrances, exits, walkways, easements, recreation areas, parking areas, parks and other spaces, reservations, manufactured home spaces (with area calculations shown) and building lines (with setback distances shown). See Section 2(C)(5) for staking requirements where individual septic tanks will be used.
4. Plans of proposed utility layouts (sewer lines, water lines, hydrants, storm drainage, etc.) showing feasible connections to existing and proposed utility systems; plans for electric lighting; and the location and number of trash dumpsters and mail boxes.
5. Proposed screening, including walls, fences or planting areas as well as treatment of any existing natural features.

6. Delineation of areas within the regulatory flood plain as shown on the official Flood Hazard Boundary Maps.
7. Proposed number and location of signs including both park identification signs and space identification numbers.
8. Proposed phasing, if any, and approximate completion time of the project.
9. Topographic lines at intervals of no greater than two (2) feet, unless the Zoning Officer in writing approves a greater interval.
10. The above items (1) through (9) shall be submitted on a plan drawn to a scale of one (1) inch equals fifty (50) feet or one (1) inch equals one hundred (100) feet on sheet(s) not exceeding twenty-four (24) inches by thirty-six (36) inches. Ten (10) complete copies of the application plus fifteen (15) copies of the scaled site plan shall be submitted. In addition, one reproducible copy shall be submitted. The Zoning Officer may require additional copies if outside agency review is deemed appropriate.
11. A management plan describing at a minimum how the common facilities will be maintained and how the park will be maintained in accordance with Section AA of this Ordinance.
12. Sedimentation control plan information in accordance with State regulations.

B) All completed applications for a Manufactured Home Park shall be submitted to the Zoning Officer at least thirty (30) days prior to the Planning Board meeting. If individual septic tanks are to be used in the park, the minimum submittal period shall be increased to forty-five (45) days to allow outside agencies additional time for review prior to the meeting. The Zoning Officer shall have an opportunity at the meeting to present any written comments made by outside agencies concerning the proposed park.

C) The Planning Board shall have a maximum of forty-five (45) days from the date of the meeting to approve, conditionally approve, or deny the proposed plan. Failures to approve, conditionally approve, or deny the proposed plan within the 45 days shall constitute approval unless a written extension from the applicant is granted. Decisions of the Planning Board may be appealed to the Board of County Commissioners, under County policy.

D) When dealing with the application review process, it may be desirable to request additional information in order to evaluate the project and its relationship to the surrounding area. Therefore, the Zoning Officer, and/or Planning Board may request needed additional information as they deem necessary which the applicant should furnish within seven (7) days of the request, or the approval process may be delayed beyond the 45 day limit.

E) The applicant shall address requirements of the County Zoning Ordinance in obtaining a proper zoning for a Manufactured Home Park. The Planning Board approval of a park plan shall not constitute approval of zoning district changes. These changes shall be governed under guidelines in the Stanly County Zoning Ordinance.

2) Standards

This section sets forth the standards required for all new Manufactured Home Parks and expansions of existing Manufactured Home Parks. Where the intent of the standards herein contained can be met by other means not specifically listed, the Planning Board may approve other methods and designs to solve unique problems associated with individual developments, on an individual basis. In no case may the Planning Board approve a design of less than the minimum standards herein contained.

A) Occupancy

There must be at least four (4) improved manufactured home spaces at first occupancy. No manufactured home space shall be occupied, nor may a certificate of compliance be issued unless the requirements of this Ordinance have been met. The requirement of a minimum four (4) spaces

at first occupancy shall apply only to the first four (4) spaces of a new Manufactured Home Park. In all other situations a Manufactured Home Park may increase in any increments.

B) Minimum Park Area

All Manufactured Home Parks shall have a gross land area of at least ten (10) acres outside of any street right-of-way. Park additions shall have at least 10 acres in gross area (including old and new) for any expansions.

C) Space Sizes and Staking

All manufactured homes within the park shall be located in designated manufactured home spaces. Minimum space sizes shall be as follows:

1. Where a well and septic tank are on the same space - Twenty thousand (20,000) square feet.
2. Where one of either public or a state regulated and monitored community water service, or public or state regulated and monitored community sewer service are provided to each space, a minimum of fifteen thousand (15,000) square feet shall be required.
3. Where both public or state regulated and monitored community water and sewer services are provided to each space - Ten thousand (10,000) square feet.
4. The above space sizes are to be deemed the minimum size requirements and may be increased by the Planning Board due to requirements for placement of well and septic tank systems (such as soil conditions and separation distances), the topography of the land or other factors. The applicant shall indicate on the application the specific number of bedrooms per manufactured home for which the septic tank system should be evaluated.
5. Where individual septic tanks are used, each manufactured home space shall have all corners marked during the application review and construction phase of the project. Failure to do so will slow the review process.

D) Availability of Land for Spaces

Each manufactured home space shall be located on ground not located within the one hundred (100) year flood plain as established by maps published by the Federal Emergency Management Agency. No manufactured home shall be placed on land having excessive slope (1:1) or other characteristics making the land unsuitable for placement of manufactured homes. Each manufactured home space shall be graded so as to prevent any water from ponding or accumulating on the space.

E) Space Widths

Each manufactured home space shall be at least thirty (30) feet in width at the interior street right-of-way line and forty-five (45) feet in width at the front yard setback line.

F) Setbacks

Minimum separation distances between manufactured homes within a Manufactured Home Park shall be observed. In addition, setbacks of manufactured homes from property lines and publicly maintained street right-of-way lines shall also be observed as herein required.

1. The minimum setback for any structure within a Manufactured Home Park from a publicly maintained street right-of-way line or any property line shall be fifty (50) feet. This setback

may be reduced on a one to one basis to meet one of the buffering requirements in Section 1302. Where a required screen area lies between a manufactured home space and a property line or street right-of-way line, all required setbacks shall be measured from the edge of the required screen nearest the manufactured home. In addition to these requirements, a thirty-(30) foot minimum front setback from any interior street right-of-way line shall be observed.

2. All manufactured homes within a Manufactured Home Park shall be located no closer than twenty (20) feet from each other.

G) Location of Accessory Structures and Common Structures

Accessory structures belonging to a particular manufactured home shall be located only on the lot containing that manufactured home. All such structures shall be (1) residential in character; (2) located only in the side or rear yards; (3) no closer than (5) feet from the Manufactured home space boundary and no closer than ten (10) feet from any Manufactured home on another space within the park. However, for detached carports having a capacity not exceeding two (2) car spaces, the only requirements shall be that such structures observe the same front yard setback as required for the Manufactured home and that such structures be located no closer than five (5) feet from any property line.

Accessory structures of benefit to all residents of the Manufactured Home Park shall be permitted within the park. Said structures (i.e., community pools, laundry facilities, game rooms, club houses, etc.) shall be located at least twenty (20) feet from any interior street line and thirty (30) feet from any manufactured home located within the park. Outdoor vending machines and public phones may be located in the Manufactured Home Park. All vending machines and public phones must be located indoors or, if outdoors, under a covered surface adjacent to a common building (i.e., administrative office) or facility (i.e., community pool). Vending machines or phones of any type on individual Manufactured home spaces shall be prohibited. No retail establishments (other than customary home occupations) may be allowed within the Manufactured Home Park.

H) Manufactured Home Standards

No manufactured home shall be placed in a Manufactured Home Park unless it is a Class A, Class B, or Class C Manufactured Home. In addition, a Class D Manufactured Home shall be permitted within any Manufactured Home Park only when it has been located and set up ("set up" shall mean having its own permanent electric utility connection) at another manufactured home park site in Stanly County as of the effective date of the adoption of this ordinance and prior written notice of moving the unit is given to the Zoning Officer a minimum of seven days prior to moving the manufactured home. The written notice requirement shall also apply to moving an existing Class D Manufactured Home from one space to another within the same Manufactured Home Park.

I) Stand, Underpinning and Tiedown

The location of each manufactured home stand must be at an elevation, distance and angle in relation to the adjacent access drive so that placement and removal of the manufactured home is practical by means of customary moving equipment. All manufactured homes shall have continuous brick, cinder block, concrete block, stucco, stone, or other masonry-type underpinning or other non-reflective skirting specifically manufactured for manufactured homes, or pressure treated wood (except plain standard-surface, pressure treated plywood shall not be considered acceptable), unpierced except for required ventilation and an access door. Such underpinning or skirting shall be installed under all elements of the manufactured home. Each manufactured home in the park shall conform to North Carolina Department of Insurance Standards for tie-down requirements.

J) Steps and Patios

All manufactured homes within the park shall have steps that comply with the NC Building Codes. All manufactured home spaces shall contain a patio. The patio shall be constructed of four (4) inch thick concrete and shall be at least thirty five (35) square feet in area and shall be located at the front

entrance to each manufactured home. In lieu of a patio, a deck that is at least twenty four (24) square feet may be permitted. (ZA 15-04)

K) Space Numbers

Each manufactured home space shall have a space number assigned by the County E-911 Department. Such space number shall use numerals at least four (4) inches in height and shall be of a color that contrasts with the background material on which it is placed. The numerals shall be placed on the side of the manufactured home which lies in closest proximity to the manufactured home space's point of ingress and egress with the interior road.

L) Public Road Frontage

All Manufactured Home Parks shall abut and have at least fifty (50) feet of frontage on a road maintained by NC DOT. Alternatively, a Manufactured Home Park may be developed on a lot that was recorded at the effective date of this Ordinance which does not abut a NC DOT-maintained street, provided that the park is given access to a NC DOT-maintained street by an easement, at least fifty (50) feet in width, for the exclusive use of persons traveling to and from the Manufactured Home Park. Such easement shall be maintained in a condition passable for automobiles, service, and emergency vehicles. This easement may not be extended to provide access to any other lots not having frontage on a NC DOT-maintained street. Said easement shall be paved to a minimum width of twenty (20) feet and shall be maintained by the manufactured park owner in the same manner as any other interior road within the Manufactured Home Park.

M) Ingress and Egress

The number of points of ingress and egress onto a public road in a Manufactured Home Park shall be as follows:

Number of Manufactured Home Spaces	Point of Ingress and Egress
Less than 50	1
50 - 100	2
over 100	2 plus one per 100 spaces over 100 spaces

No two points of ingress and egress onto a public road shall be closer than two hundred (200) feet as measured from their nearest right-of-way.

N) Park Identification Signs

All Manufactured Home Parks shall have one ground-mounted park identification sign at each point of ingress and egress on a public road, provided that only one sign shall be required for any two points of ingress and egress onto the same public road located within three hundred (300) feet of each other. Such signs shall not exceed 32 square feet in sign face area nor be greater than 10 feet in height. Each Manufactured Home Park shall be named, and the name of the park shall be shown on the identification sign. The sign shall show the park name in letters at least three inches in height and the address in numerals at least five inches in height.

O) Interior Streets, Drainage, and Markings

No structure within a Manufactured Home Park shall have direct access to a public street. Access to all manufactured homes and accessory structures within the Manufactured Home Park shall be made using internal two-way streets. All internal streets within a Manufactured Home Park shall be privately owned and maintained. All such streets shall be constructed to minimum NC DOT subdivision road standards. Two-way streets shall be paved to a minimum width of twenty (20) feet located within a thirty (30) foot right-of-way. Such area shall be used for street maintenance, underground utility and drainage purposes. The developer may be required to increase the width of

said area to properly accommodate the slope and natural terrain of the area. If curb and gutter is provided, a right-of-way width of less than specified above may be approved.

Permanent street names shall be assigned to all internal streets. Permanent street name signs shall also be installed at street intersections within the park. All streets shall be named and all street signs shall be in accordance with the Stanly County ROAD NAME AND ADDRESS DISPLAY ORDINANCE (adopted January 20, 1981, as amended). Upon completion of the construction site, the Planning Department will install these signs following the developer submitting any related fees for such signs as specified on the county fee schedule. It shall be the developer's responsibility to maintain these signs including the cost of replacement by the County. The developer will be responsible for advising tenants of the property address assignments for respective manufactured home spaces and instructing them in the purpose of these addresses.

Permanent traffic control signs shall be installed within the park. Such signs shall include, as a minimum the following:

1. Stop sign(s) where park streets access public roads;
2. Stop sign(s) at the intersection of interior streets, (it is recommended that all four-way intersections be controlled by four-way stop signs);

Roads in Manufactured Home Parks must be designed and graded in such a manner as to allow for the adequate runoff of storm water from interior streets and other surface areas within the Manufactured Home Park.

Speed reduction bumps on paved internal streets are permissible, but they shall be painted and appropriate signs indicating the bump must be placed along the street.

All dead-end internal streets that provide access to three (3) or more manufactured home spaces shall be provided with a permanent turnaround. All such turnarounds shall have a minimum paved surface diameter of seventy (70) feet.

Streets and roads within the Manufactured Home Park shall intersect as nearly as possible at right angles, and no street shall intersect at an angle of less than seventy (70) degrees. Where streets intersect with a State maintained road, the design standards of NC DOT shall apply.

Maintenance of all internal streets, signage, and all drainage facilities shall be the responsibility of the owner of the Manufactured Home Park. Such street shall be maintained in a manner to be free from pot holes, breaks in the pavement, rough surfaces, ponding of water during rainy periods, excessive washing of drainage ditches, and other associated problems which would impede or cause hazards to motor vehicles.

Street jogs ("T" intersections with a street or road, on opposite sides of said road) of less than one hundred twenty five (125) feet within and abutting the Manufactured Home Park shall be prohibited.

P) Parking

At least two (2) off-street parking spaces with not less than four (4) inches of crushed stone or other suitable material (such as concrete, asphalt paving or bituminous surface treatment (BST) paving) on a well compacted sub-base shall be provided for each manufactured home space. Required parking spaces may be located in the required front or side yards of the manufactured home space. Parking spaces shall be located outside the roadway, shoulder, or drainage ditches. One or more separate common visitor parking areas may be designated within any Manufactured Home Park. Such areas shall be separate from any manufactured home space, roadway, drainage facility, buffer or required open space and recreation areas.

Utility lots designated for the storage of the residents' unoccupied campers or boats may be located within the Manufactured Home Park in designated areas. No vacant manufactured homes shall be stored on said lot(s). All such lots shall be screened from all manufactured home spaces within the park with a minimum buffer strip as shown in Section 1302.

Q) Trash Facilities

At least one (1) fly tight, water-right and rodent proof garbage or trash container with a twenty-four (24) gallon minimum container and fifty five (55) gallon maximum container capacity, shall be provided for each occupied manufactured home space. Containers shall be placed on racks and such racks shall be located within the Manufactured Home Park at a point, which is readily accessible for collection. All refuse must be placed in refuse containers and it shall be the responsibility of the park operator to provide sufficient container capacity to meet the needs of the Manufactured Home Park. In lieu of cans and racks, covered roll out trash/garbage containers may be provided. In lieu of requiring individual garbage and trash containers, the Planning Board may approve any other alternate trash removal process.

Only where collection service is not available from municipal or private agencies, the Manufactured Home Park operator shall provide this service. All solid waste shall be collected and transported in covered vehicles or containers and disposed of in accordance with the Stanly County Solid Waste Ordinance.

The owner or operator shall also be responsible for hauling and disposing of said trash in accordance with all County and State regulations. The burning of refuse within the Manufactured Home Park is not permitted.

R) Lighting

Manufactured Home Parks which contain over five (5) manufactured home spaces or contain more than one internal street shall contain street lights throughout the Manufactured Home Park. Such lights shall be located at all internal street intersections, at the intersection of any internal street and a public street and elsewhere in the park at a maximum of three hundred (300) feet intervals.

S) Electric, Telephone and Cable Television Utilities

Each manufactured home space shall have individual electric and telephone service connections provided.

All electric, telephone, and cable television, and other utility lines shall be placed underground unless unsuitable underground conditions (i. e., rock, swamp, etc.) exist. In such cases, above-ground utility lines may be provided.

Each manufactured home must have an individual metered connection to an electric supply and must have an approved fuse disconnect box at the metered location. All wires from the meter to the manufactured home must be buried underground cable in conformance with the North Carolina Electrical Code. Each meter box shall be properly and distinctly identified with either paint or indelible ink.

T) Mailboxes

Spaces for mailboxes within the Manufactured Home Park shall be provided in accordance with United States Postal Services Standards. At least one (1) mailbox per manufactured home space shall be provided. Where twenty (20) or more mailboxes are provided in one centralized location, the owner of the Manufactured Home Park shall provide at least two (2) parking spaces in the vicinity of the mailboxes specifically designated for persons using the mailbox area.

U) Administrative Office

One manufactured home may be used solely as an administrative office within the park or an administrative office may be located in a manufactured home that is used as a residence by the resident manager. An administrative office is not required.

V) Water Service

An accessible, adequate, safe and potable supply of water shall be provided in each Manufactured Home Park.

Adequate water supply shall be developed and its supply used exclusively, in accordance with the standards of the State of North Carolina and the Stanly County Health Department. Any water supply must be capable of providing three hundred (300) gallons of water per day per manufactured home space.

Each space shall be provided a minimum three-fourths (3/4)-inch size water service line that complies with the NC Building Codes.

W) Sewage Facilities

- a. Adequate and safe sewage disposal facilities shall be provided in all Manufactured Home Parks. Collection systems and sewage treatment plants complying with the requirements of the North Carolina Department of Health and Environment and the County Health Department shall be provided. Individual septic tank systems are permissible in accordance with the requirement of the County Health Department's Sewage Disposal Regulations. There shall be no more than one (1) manufactured home connected to an individual septic tank, unless permitted by the Stanly County Health Department.

Each manufactured home space shall be provided with at least a three (3) inch PVC or ABS, Schedule 40 or equivalent sewer riser.

The sewer riser pipe shall be located on each space so that the sewer connection is located a distance of at least one hundred (100) feet or greater from any ground water supply.

All material used for sewer connections shall be semirigid, corrosion resistant, nonabsorbent, and durable. The inner surface shall be smooth.

A clean-out shall be provided at each space. Surface drainage shall be diverted away from the sewer connection. The sewer connection shall extend at least four (4) inches above ground elevation.

- b. Community sewage disposal systems (commonly referred to as package plants), as permitted by the State of North Carolina, shall be an acceptable method of disposal of residential sewage for Manufactured Home Parks within the jurisdiction of this Ordinance. The following information must be submitted when a sewage package plant is proposed.

The developer shall indicate on the plans that a sewage package plant is being proposed for the Manufactured Home Park, and show on the preliminary plan the following:

1. Size and location of the package treatment plant.
 2. All proposed sewer lines, including:
 - location and line size of gravity lines
 - location and line size of force mains
 - location and size of pump stations
 3. Location of discharge point into surface water stream.
 4. All associated easements and rights-of-way.
- c. The developer shall provide a copy of the State Permit Application to the Zoning Officer and the County Health Department at the time of application.

- d. The developer shall submit, at the time the application for a permit is submitted to the State, the following information:
1. Name of owner and licensed operator of the plant and name of the licensed firm that will operate the package plant, if different from the owner.
 2. Amount of liability insurance required for operation of the system.
 3. Name of owner and responsible party for the package plant.
 4. Other pertinent information.
- e. The developer shall submit the following, upon completion:
1. A set of as-built plans and drawings certified by the project engineer for the package treatment plant and all sewer lines, pump stations and other devices used in the sewer system.
 2. Operation and maintenance agreements for:
 - the package treatment plant
 - the sewer lines and other devices which are a part of the sewer system
 3. Copy of the executed and notarized agreement(s) for the ownership and maintenance of the package plant and sewer lines.
 4. Copy of insurance liability riders, required by the State, pertaining to the operation of the package plant.
 5. Copy of the approved State Permit, along with any and all conditions set forth in the operating permit.
 6. Copies of other agreements and information for plans pertaining to the maintenance and operation of the sewer system.

X) Screening

All Manufactured Home Parks shall be screened from all adjoining properties and public streets. Such screening shall be located within the Manufactured Home Park and shall materially screen all structures within the Manufactured Home Park from all adjacent properties and public streets. All manufactured home setbacks shall be measured from the edge of the buffer strip area nearest the manufactured home, except when a screen indicated in Section 1302 is used. When such a buffer strip is used, the width of said buffer strip may be included within the required setback area. All required buffer strip areas shall contain either option listed in Section 1302.

Required screening shall be installed and maintained in conformance with the standards set forth in Section 1302 of the County Zoning Ordinance. If a wall, fence or planted berm is used as a supplement to the required screening, it shall be installed in accordance with Section 1302 of the County Zoning Ordinance.

Y) Interior Landscaping

Landscaping inside the Manufactured Home Park shall be provided at locations within the park as follows:

At least one large or small tree shall be planted and maintained on each manufactured home space within the Manufactured Home Park.

Z) Open Space Areas

Open space areas are required as follows for parks having manufactured home spaces smaller than 20,000 square feet:

- a. None of the following may be counted as an open space area:
 1. Any portion of a manufactured home space;
 2. Any parking areas or any area used as a utility lot as set forth in Section 2(P);
 3. Any area designated for street purposes, except that traffic medians and islands designated as special landscape areas may be counted as open space areas; (Refer to Section Z (b)(5));
 4. Any land occupied by a building, swimming pool, tennis court or other structure;
 5. Any minimum screen area required by Section X;
 6. Any area designated for common trash facilities;
 7. Drainage ditches, structures or facilities.
- b. Open space areas may consist of one or more of the following:
 1. Screen areas in addition to any minimum screen areas required in this ordinance;
 2. Natural wooded areas;
 3. Open fields or lawns;
 4. Community garden plots;
 5. Special landscaped areas containing plant material such as traffic islands, medians and flower gardens;
 6. Ponds or perennial streams (the aggregate area of which within any Manufactured Home Park may constitute up to fifty (50) percent of the required open space).
- c. The amount of required open space area shall be calculated as follows:

**For Each Manufactured
Home Space In The
Following Space Size
Category:**

**Amount of Area to
Be Designated
For Open Space:**

15,000 to 19,999 square feet

500 square feet

10,000(or less) to 14,999 square feet

1000 square feet

EXCEPTION: Where the total open space area required for the Manufactured Home Park totals less than 2,000 square feet according to the above formula, no open space area shall be required.

- d. Open space areas shall be well-maintained by the park owner to prevent the overgrowth of plant material and or other conditions which could create unsafe or unhealthy conditions for park residents or adjoining property owners.
- e. The designated open space area within a Manufactured Home Park may consist of

a single area or multiple areas. Except as provided in Section Z (b)(5), any required open space shall consist of a contiguous area of at least two thousand (2,000) square feet.

AA) Maintenance

The grounds of a Manufactured Home Park shall be kept free of trash, litter, debris, noxious weeds, open sewage or other unhealthy matter. Any septic tanks that fail shall be immediately repaired or replaced by the Manufactured Home Park owner. Grounds, buildings and storage areas shall be properly maintained. The Manufactured Home Park owner or operator shall take all necessary steps to prevent infestation by rodents, vermin and insects. All grounds shall have proper drainage to prevent the accumulation of water. It shall be the responsibility of the Manufactured Home Park owner or operator to maintain the Manufactured Home Park in accordance with these standards at *all* times.

3. Operating Permits

A. When the developer has completed the construction of the entire park or any phase, he shall make application to Zoning Officer for an Operating Permit Inspection. Any variance from the approved plan shall be noted. The Zoning Officer and representatives of any consulting agencies shall make an on-site inspection to verify the proper installation of the improvements.

1. If the construction conforms to the approved park plan, the Zoning Officer shall issue the developer an Operating Permit.

2. If the construction does not conform to the approved plan, the Zoning Officer shall delay issuance of the Operating Permit until it comes into conformity. The Zoning Officer shall inform the developer in writing of deficiencies in the construction and advise as to actions needed to be in compliance with the approved plan.

B. The Operating Permit issued to the developer shall constitute authority to lease or rent spaces in the Manufactured Home Park.

C. When a Manufactured Home Park is to be developed in stages, the proposed park plan may be submitted for the entire development, and application for Operating Permits may be made for each stage of development upon completion.

D. The County Health Department, Zoning Officer, and/or other County personnel designated by the Board of Commissioners are hereby authorized, and directed to make such inspections as are necessary to determine satisfactory compliance with this Ordinance. It shall be the duty of the owners or occupants of the Manufactured Home Park to give these agencies free access to such premises at reasonable times for the purpose of inspection.

4. Enforcement and Appeals

- a. Enforcement of this section shall be regulated through ARTICLE IX of the Stanly County Zoning Ordinance.
- b. A decision of the Planning Board under this section may be appealed to the County Commissioners.

5. Variances

a. The Planning Board may grant variances only when, in its opinion, undue hardship may result from strict compliance. In granting any variance, the Planning Board shall make the findings required below, taking into account the nature of the proposed Manufactured Home Park, the existing use of land in the vicinity, the number of persons to reside in the proposed Manufactured Home Park and the probable effect of the proposed Manufactured Home Park upon traffic conditions in the vicinity. No variance shall be granted unless the Planning Board finds:

1. That there are special circumstances or conditions affecting said property such that the strict application of the provisions of this ordinance would deprive the applicant of the

reasonable use of his land.

2. That the variance is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

3. That the circumstances giving rise to the need for the variance are peculiar to the parcel and are not generally characteristic of other parcels in the jurisdiction of this ordinance.

4. That the granting of the variance will not be detrimental to the public welfare or injurious to other property in the territory in which said property is situated.

b. A decision of the Planning Board under this Section may be appealed to the Board of Commissioners.

6. Interpretation of Terms and Words; Definitions

- a. Words in the present tense include the future tense.
- b. Words used in the singular number include the plural, and words used in the plural number include the singular.
- c. The word "shall" is always mandatory and not merely directory.
- d. Any word denoting gender includes the female and the male.
- e. The term "Board of Commissioners" shall mean the "Board of Commissioners of Stanly County, North Carolina".
- f. The term "Planning Board" shall mean the Planning Board of Stanly County, North Carolina".
- g. The term "Zoning Officer" shall mean the "Planning and Zoning Department of Stanly County, North Carolina".
- h. The term "NC DOT" shall mean the "North Carolina Department of Transportation".
- i. The term "Health Department" shall mean the "Stanly County Health Department".
- j. The Term "Street" shall mean "Road".
- k. The term "Private Road" shall mean any right-of-way having a width of twenty (20) feet for Two-way traffic or greater for purposes of motor vehicle travel which has not been accepted for maintenance or ownership purposes by a public entity.
- l. The term "Street gravel" shall mean three inches of crushed stone or other suitable material on a well compacted sub-base to a continuous width of 20 feet, exclusive of required parking spaces or drainage ditches.

(ZA 99-20 Eff. 2-21-2000)

Section 617.5

CU-R-MHP Conditional Use Residential

Manufactured Home Park District

Identical to the companion R-MHP Residential Manufactured Home Park District except that a Conditional Use Permit is required as a prerequisite to any use or development as provided in this Ordinance. The County Commissioners in accordance with Section 650 may permit the following uses. In addition, the County Commissioners shall address additional review criteria location in Section 650.10 for conditional uses in this district.

Permitted uses:

- None

Conditional uses:

- All listed in the permitted use section of 617.1

Section 618. Solar Power Generation System Overlay District (ZA 13-05)

618.1 Solar Energy Power Generation System

In recognition of the increasing growth of the installation of solar energy power generation systems across the state it is the intent of Stanly County to allow solar providers to locate solar energy power generation systems and related facilities within the County in order to provide an adequate level of services to its customers while protecting the health, safety and welfare of the Stanly County Citizens. Solar energy power generation systems may not be compatible with other types of uses; therefore, special regulations are necessary to ensure that any adverse affects to existing and future developments are mitigated. Accordingly, the Stanly County Board of Commissioners finds that regulations related to the installation of a solar energy power generation system, hereinafter referred to as SEPGS, are warranted and are necessary:

- A. To direct the location of a SEPGS within the county.
- B. To protect residential areas and land uses from potential adverse impacts of a SEPGS.
- C. To minimize adverse visual impacts of a SEPGS through careful design, placement, landscape screening, and minimizing reflectivity.
- D. To accommodate the growing need for a SEPGS to provide alternative sources of power in the county.
- E. To promote economic development by placement of a SEPGS in locations not to impair conventional manufacturers and industries in locations where municipal type services are or planned to be served.

618.2 A SEPGS and related facilities are allowed only in certain districts by right, Special Use Permit, or by a rezoning to SEPGS Overlay District. A SEPGS Overlay District rezoning must be requested in an application by the property owner for any property with a current zoning designation containing the letters of R, M or B. Legislative approval of the rezoning by the Board of Commissioners is required before a zoning compliance can be issued for construction in the SEPGS Overlay District. In addition, all regulations of Section 618 shall be met before the SEPGS receives final approval.

- A. A minor SEPGS shall include any privately used solar system that generates up to two times the amount of power used on the same property over the course of one year, and is permitted by right in any zoning district. These shall include solar photovoltaic systems built and integrated into the primary structure or accessory to the structure. Those that are accessory to the structure shall be located in the side or rear yard of the primary use of the property.
- B. A major SEPGS shall be a SEPGS that does not meet the standards of a minor SEPGS.

618.3 Site standards

- A. Setbacks – A SEPGS shall meet the setbacks for the underlying zoning district. A SEPGS that is integrated into the primary structure shall meet the setbacks of the primary structure. A SEPGS that is accessory to the primary structure shall be located in the side or rear of the primary structure and no closer than fifty (50) feet to the front property line or right-of-way and ten (10) feet to the nearest side or rear property line
- B. Power Transmission Lines to any building, structure, or utility connection shall be, to the fullest extent possible, located underground. Existing above ground utility lines shall be allowed to remain in the current location.
- C. Height – A ground or pole mounted SEPGS shall not exceed twenty five (25) feet in height when oriented at maximum tilt.

- D. A six (6) foot high fence shall be installed around the SEPGS for all major ground mounted systems to protect from damage.

618.4 Operation

- A. The property owner and SEPGS operator shall remain responsible for the operation of the facility. At any time power is not generated for One Hundred Eighty (180) days, the facility and all equipment shall be removed from the site within Ninety (90) days.
- B. The operator of a major SEPGS shall keep and maintain adequate liability insurance for the facility and supply proof of effective liability insurance to the zoning officer on an annual basis.
- C. Any deficiencies noted shall be corrected upon receipt of notice from the zoning officer, either following the annual inspection or when the deficiency becomes known to the zoning officer.

618.5 Approval

- A. Site Plans, drawn and stamped by a NC licensed Surveyor or Engineer, shall include the following:
1. A narrative describing the proposed SEPGS, including an overview of the project.
 2. The proposed location and dimension of all solar panels, inverters, existing and proposed structures, screening, fencing, property lines, turnout locations, ancillary equipment, transmission lines, vegetation and the location of any residences within 100 feet of the perimeter of the facility.
 3. Any preexisting structures on the same lot and principal structures on other properties that would affect the placement of solar panels.
 4. Parking, fencing, and access areas.
 5. Location of any proposed solar access easements.
 6. Location where wiring is brought together for inter-connection to the systems components and/or the local utility power grid, and location of disconnect switch.
 7. Standard drawings of the solar collection system components.
 8. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire perimeter of the SEPGS facility.
 9. The entire perimeter of the facility shall be screened from the adjoining properties by a ten (10) foot buffer yard. The buffer yard shall consist of nine (9) evergreen trees or shrubs per one hundred (100) linear feet, or fraction thereof; the vegetation shall comply with Section 419 of the Stanly County Zoning Ordinance.
 10. Copies of any lease agreement and solar access easements.
 11. Evidence that the electrical utility provider has been informed of the customers' intent to install an interconnected, customer-owned generator (off grid systems shall be exempt from this requirement).
 12. Decommissioning plans that describe the anticipated life of the facility, the estimated decommissioning cost in current dollar, and the anticipated manner in which the facility will be decommissioned and the site restored to its previous or another permitted use.
 13. Signature of the property owners, and the owners/operator of the facility, if different than the property owners.
 14. Other relevant studies, reports, certifications, and approvals as may be reasonably requested by the County to ensure compliance with this ordinance.
 15. Outside lighting shall be shielded to prevent glare to surrounding properties and to direct light onto the system's premises, and shall be of sufficient intensity to ensure security to the system's premises.
 16. In case of emergencies, a sign stating the system owners contact information including name, address and phone number shall be located at the entrance of the SEPGS. Typical warning signs at the entrance shall also be required. There are no size regulations for these required signs.

One optional sign is allowed that is (16) square foot or less in size and not more than ten (10) foot in height, as permitted by the underlying zoning district and Section 418.

17. Inverter noise shall not exceed 40dBA, measured at any property line. This shall be tested annually by a certified professional and his/her report of findings shall be signed, sealed, and submitted to the zoning officer.

18. Annual inspection shall be performed by the zoning officer to insure compliance with the requirements of this ordinance and an inspection fee shall be charged to the owner/operator as set out in the official fee schedule approved by the Stanly Board of County Commissioners. (ZA 13-05)

Section 650: Conditional Use and Zones (ZA-99-03)

650.1 Introduction

The purpose of this Section is to set forth those land uses termed “conditional” which are generally land uses with the potential for more far reaching effects than uses based on administrative standards. They require special regulations to insure their compatibility with other permitted development and often, require large land areas. These uses are such that their effects on the surrounding environment cannot be fully determined in advance of their being proposed for a specific area.

650.2 How to use this Section

Conditional uses are set forth below. At the beginning of each sub-section is a statement showing which zoning districts allow the conditional use. The standards that must be met to permit the use are then listed. While all conditional uses require a site plan as specified in section 710, some require additional information. Additional information required and previously established requirements of the use are set forth last. A quick overview of conditional uses can be found in the table at the end of this Section.

650.3 Petitioning for a conditional use.

Because of their potential for effecting neighboring landowners, conditional uses warrant review in a public forum. The Planning Board acting as an advisory board hears the request for issue of a conditional use permit in addition to the rezoning request. Recommendation is forwarded to the County Commissioners for public hearing consideration. Following a duly advertised public hearing as specified in section 1005 and hearing the evidence as specified, the County Commissioners shall vote in favor with a minimum of a simple majority of the entire Commission in order to issue the conditional use permit. For the purposes of this section, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter shall not be considered ‘members of the board’ for calculation of the requisite majority. If the Board of Commissioners, acting as the Board of Adjustment in a quasi-judicial capacity, vote not to approve the Conditional Use Permit, the applicant can appeal the decision only to the Superior Court of North Carolina in the nature of certiorari consistent with G.S. 153A-345. The process for asking for a conditional use is as follows(ZA 05-15):

Step 1. An applicant for a conditional use permit, known as the “Petitioner” must file an application known as a “petition” with the County Planning Department. The Department will provide the application form. The petitioner must also submit the standard site plan required for all development projects described in Section 710. Twenty (20) copies of the site plan are required. In some cases, additional information shall be requested for the site plan. If so, additional site plan information requested will be set forth under the individual conditional use.

Step 2. A completed petition is presented to the Planning Department, which forwards the petition to the Planning Board, which meets monthly. The deadline for submission of a conditional use permit application is 30 days prior to the meeting, unless this requirement is waived by a unanimous vote of the Planning Board.

Step 3. An application for a conditional use permit must demonstrate that they can comply with the following:

1) General standards. All conditional uses must:

- Maintain or enhance the public health, safety and general welfare if located where proposed, and developed and operated according to the plan submitted;

- Maintain or enhance the value of contiguous property (unless the use is a public necessity, in which case the use need not do so);
- Assure the adequacy of :
 - 1) Sewerage disposal facilities
 - 2) Solid waste and water
 - 3) Police, fire and rescue squad protection
 - 4) Transportation systems, within and around the site; and,
- Comply with the general plans for the physical development of the County as contained in the County Land Use Plan, or portion thereof, adopted by the Board of Commissioners.

2) Predefined standards

See each individual conditional use listed below for specified standards, if any, on each.

3) Special conditions arrived at by the Board of Commissioners acting as a Board of Adjustment.

When the Commission finds that the circumstances relating to a particular use warrant more requirements in addition to those listed in connection with the use, the Commission may attach necessary conditions, such as time limitation, requirements that one or more things be done before the request can be initiated, or conditions of a continuing nature. These may include, but not limited to, such other requirements as screening, landscaping, lighting, size, hours of operation, setbacks and location of sign, etc.

To summarize, conditional uses are subject to both general and specific requirements rather than being automatically permitted. The review process of a conditional use assures that County government is meeting its responsibility in providing for the general health, safety and welfare of the residents of Stanly County.

650.4 Minor changes.

Minor changes may be approved by the Zoning Administrator on any existing development or approval of minor changes in the detail of an approved plan, which will not exceed 10% of the gross floor area to a maximum of 10,000 sq. ft. All other regulations or conditions in this ordinance or permit shall apply.

650.5 One-year limitation

If a conditional use permit request is denied by the County Commissioners, a similar application on the same property or any portion thereof shall not be filed within one year from the date of original determination by the County Commissioners.

650.6-650.9 (Reserved)

650.10 Conditional uses.

1) EXTRACTION OF EARTH PRODUCTS (ZA-99-03)

- **Zones in which conditional:** CU-M-2 Heavy Industrial District.

- **Additional information required with petition:**

A) Site plan, prepared by a North Carolina registered land surveyor or engineer, containing:

- 1) North arrow, scale and date.
- 2) Extent of area to be excavated or mined.
- 3) Locations, width and elevation of all easements and rights-of-way within or adjacent to the extraction site.
- 4) Location of all existing or proposed structures on site.
- 5) Location of all areas on the site subject to flood hazard or inundation as shown on flood maps or soils map.
- 6) Location of all water courses on the site, including direction of flow and normal fluctuation of flow.
- 7) Existing topography at a contour interval of two (2) feet based on mean sea level datum.
- 8) Proposed handling and storage areas for overburden, by-products, and excavating materials.
- 9) Proposed fencing, screening and gates, parking, service and other areas.
- 10) Any areas proposed for ponding.
- 11) Access roads to the site, as well as on-site roads, with indication of surface treatment to limit dust. Sight distances on all roads used for access to the site.

B) An operation plan including:

- 1) The date operations begin and their expected duration.
- 2) Proposed hours and days of operation.
- 3) Estimated type and volume of extraction.
- 4) Description of method of operation, including the disposition of topsoil, overburden, and by-products.
- 5) Description of equipment to be used in the extraction process.

6) Any phasing of the operation and the relationship among the various phases.

C) A Rehabilitation plan which shall include:

- 1) A statement of planned rehabilitation of the excavated land, including detailed methods of accomplishment and planned future use of the rehabilitated land.
- 2) A map showing the final topography, after rehabilitation, to the same scale as the site plan. It shall also depict any water areas and methods for preventing stagnation and pollution, landscaping and groundcover proposed to be installed and the amount and type of back fill, if any, to be employed.
- 3) A phasing and timing plan, related to the phasing and timing portion of the Operations Plan, showing the progression of the rehabilitation and the date to be completed.
- 4) The methods of disposing of all equipment, structures, dikes and spoil piles associated with the operations.
- 5) The name, address and signature of all landowners and applicants.
- 6) A written legal description or survey of the property, prepared by a North Carolina registered land surveyor or Professional Engineer.
- 7) A fee, as set forth by the Stanly County Board of Commissioners.
- 8) A traffic study based on ITE (Institute of Transportation Engineering) rates or other comparable source analyzing the proposed site's impact on the existing road network. Proposed roadway improvements, if any, serving the site should also be detailed.

• Predefined standards:

1) All operations associated with extraction shall conform to the following performance standards:

- a) Direct illumination resulting from the operation shall not fall upon any land not covered by the application.
- b) Equivalent sound levels at the boundaries of the extraction site shall not exceed the following standards:
 - Between 7:00am and 7:00pm 60 DBA
 - Between 7:00pm and 7:00am 55 DBA
- c) Vibration levels at the boundaries of the extraction site shall not exceed the following standards:
 - Maximum Peak Particle Velocity

Steady state 1.0 inches/second

Impact 2.0 inches/second

NOTE: The maximum particle velocity shall be the product of two times the frequency in cycles per second the sum of three mutually perpendicular displacement components recorded simultaneously. For purposes of this Ordinance, steady state vibrations are vibrations that are continuous, or vibrations in discrete impulses more frequent than sixty per minute. Discrete impulses, which do not exceed sixty per minute, shall be considered impact vibrations. Maximum air blast vibration, measured at the lot lines of the zoning lot containing the extractive use, shall be one hundred and twenty five decibels on the linear scale.

1) The rehabilitation plan shall be referred to the Stanly County Soil and Water Conservation District for review and recommendation. In particular, its review should focus on the landscape material specified, the planting and maintenance proposed to insure continuous growth and development, and, the acceptability of the proposals for the handling of lakes, ponds, etc. The District's report is not necessarily binding upon the Commission.

2) The permanent roads, defined as those to be used in excess of one year, within the excavation site shall be surfaced with a dust free material such as soil cement, bituminous concrete or Portland Cement concrete from the nearest public road to the yard area. Also, all permanent roads located within three hundred (300) feet of a residentially zoned land shall be treated the same.

3) Roads other than the permanent roads shall be treated with dust inhibitors, as specified in the operations plan, to reduce and minimize dust generation from road surfaces from either wind or vehicular action. Properly operated water wagons shall be an acceptable method of dust inhibition.

4) Where the proposed extraction shall take place within three hundred (300) feet of a dwelling, school, church, hospital, commercial or industrial building, public building, or public land, a security fence at least six (8) feet high shall be installed. Barbed wire shall be installed on top of the fence for an additional 12" in height

5) Spoil piles and other accumulations of by-products shall not be created to a height more than forty (40) feet above the original contour and shall be so graded, so that the vertical slope shall not exceed the material's natural angle of repose.

6) The operations plan and rehabilitation plan shall be coordinated so that the amount of disturbed land is kept to the absolute minimum, constant with good practices, and so that rehabilitation proceeds simultaneous with extraction.

7) The facility is required to implement a buffer strip about its perimeter as specified in Section 1302 of this ordinance.

8) The Board of Commissioners shall require a performance guarantee, in a form approved by the County Attorney, to insure that the provisions of this rehabilitation plan are met. The amount of such guarantee shall cover the cost of rehabilitation. The applicant's engineer shall certify and seal the cost of rehabilitation on a per acre basis. If the cost exceeds the amounts required by the State, then the difference shall be made up in a bond to Stanly County.

2) **ADULT ESTABLISHMENTS** (ZA 99-03)

- **Zones in which Conditional:** CU-Highway Business

- Additional information required with petition:

Site plan shall show all surrounding land uses within 1000 feet of the proposed site's boundary lines.

- Predefined standards:

- 1) All windows, doors, openings, entries, etc. for all adult uses shall be located, covered, screened or otherwise treated so that views into the interior of the establishment are not possible.
- 2) All parking areas shall be located in the front yard only.
- 3) No adult use shall be established within one thousand (1,000) feet of the proposed site's boundary from the following:
 - a) Any residentially zoned land;
 - b) Religious institutions, schools, parks, playgrounds, libraries or other areas where minors regularly congregate;
 - c) Other adult establishments; and
 - d) Residential dwellings.

3) USES AND CONDITIONS AS SPECIFIED BY THE APPLICANT AND/OR BOARD OF COMMISSIONERS, WHICH ARE INTENDED TO LIMIT THE IMPACTS ON THE SURROUNDING PROPERTIES. THE SAME PERMITTED USES IN THE REGULAR ZONING DISTRICT MAY BE ALLOWED BY CONDITIONAL USE PERMIT IN THE CONDITIONAL USE DISTRICT. (ZA-01-04)

- Zones in which conditional:

- 1) All Conditional Use Districts as designated by the CU prefix. (ZA-03-17)

- Additional Review Standards:

- 1) Relationship to and impacts upon adjoining and nearby properties and the adequacy of proposed measures to minimize adverse impacts.
- 2) That the proposed use will be compatible with the general characteristics of the area with respect to the location of the structure(s) and the location, design and screening of the site.
- 3) That the proposed use will not create or seriously heighten the congestion on local streets and thoroughfares.

- Additional information required with petition:

- A) Site plan prepared by a NC registered land surveyor or engineer, containing:
 - Buffer areas, including planting schedule and layout
 - Subdivision preliminary plat and all related information including phasing, if any
 - Any outside storage areas

- Roadway improvements, if any
- All open space to remain, common or not
- Signage limitations for common entrance and individual business(s)
- Approved NCDOT driveway permit for all locations accessing a public road

B) Conditions listed to minimize any adverse impacts on the surrounding properties, not limited to the following:

- Hours of operation
- Driveway access(s)
- Additional setbacks
- Additional buffer areas
- Lot size requirement(s)
- Outdoor Lighting

4) **Landfills, Other Than County Owned and/or Operated.** (ZA- 03-17)

• **Zones in which Conditional:** CU-Residential Agriculture

- a) Except for reclamation landfills of less than one acre for noncommercial use and on-site demolition landfills, any private or commercial landfill over one acre in size, whether a permitted or conditional use must satisfy the following requirements in addition to complying with the county health regulations and the county solid waste ordinance:

• **Additional information required with petition:**

- a) Sedimentation/Erosion Control -Before any permit is issued or any work commences, the operator shall file with the Zoning Administrator a copy of the approved sedimentation/erosion control plan and letter of approval from the North Carolina Department of Environment, Health, and Natural Resources.

• **Predefined standards:**

- (1) **Screening-** Existing trees and vegetation must be maintained within one hundred feet of adjoining property lines and any public street right-of-way. Where the natural growth within one hundred feet of the adjoining property line or right-of-way does not comply with the standard of Section 1302.7 to effectively screen the landfill site from the view from adjoining properties or right-of-way, then natural screening in accordance with the requirements of Section 1302.7 shall be provided. Access to the site may cross this 100 foot area.
- (2) **Hours or Operation** -Landfills may only operate from 8:00 a.m. until sunset. Sunday operation is prohibited.
- (3) **Yard Requirement** -Unless a written waiver is granted by the adjacent property owner, no portion of any landfill may be located within 100 feet of any exterior property line. This includes, but is not limited to, structures, offices, equipment storage, parking areas and fill areas, except that access drives may cross this area. Operation within 100 feet of an exposed body of water or mine shaft opening shall be prohibited with no exceptions.

- (4) Access -Vehicular access to the landfill site shall be provided from a state maintained road, but in no instance shall such road qualify as a residential local or residential collector street, as defined by the North Carolina Department of Transportation. Access from the state maintained road must be paved with asphalt or concrete for the first 25 feet and to a minimum width of 20 feet. If a shared easement, right-of-way, or driveway provides access, such roadway shall be surfaced with asphalt or concrete to a minimum width of 20 feet in order to provide protection against potholes, erosion and dust, and shall be maintained by the landfill operator up to such landlocked parcel. Although not required to be paved, all other roads within such site must be maintained so as to minimize airborne particles.

A metal fence and gate, sufficient to block access to the site, shall be located at the entrance(s) to the landfill site and shall be locked when the landfill is not in operation. A sign not exceeding 32 square feet shall be placed at the entrance(s) detailing the name, hours of operation, and types of waste allowed. An attendant must be on-site during all hours of operation.

- (5) Flood Area -No filling of any type shall be allowed in any portion of a regulatory floodway.
- (6) The landfill site shall permanently close when the reclamation area or landfill site has been filled or reached capacity.
- (7) Sedimentation/Erosion Control -Before any permit is issued or any work commences, the operator shall file with the Zoning Administrator a copy of the approved sedimentation/erosion control plan and letter of approval from the North Carolina Department of Environment, Health, and Natural Resources.
- (8) Health Permits -Landfill operations must maintain a valid permit from and comply with the standards of the Stanly County Health Department and the State of North Carolina as applicable.
- (9) Site Recordation -A plat map and/or metes and bounds legal description designating the lot and landfill boundary area shall be recorded in the Stanly County Register of Deeds prior to the issuance of a zoning compliance permit by the Zoning Administrator.
- (10) Violations -Violators shall be penalized under Section 905 of the Stanly County Zoning Ordinance.
- (b) On-site demolition landfills and reclamation landfills less than one acre for noncommercial use shall be permitted in all zoning districts subject to the following provisions:
- (1) Landfill operations must maintain a valid permit from and comply with the standards of the Stanly County Health Department and the State of North Carolina, as applicable.
- (2) No such site may be operated for more than 24 months, after which time it must be closed in an approved fashion.
- (3) The location of any such site must be indicated on any required final subdivision plat. Further, even where no subdivision plan is required, the owner of any parcel or lot which contains any part of any such landfill must have notification of the existence and extent of the site from the developer. Such site must be recorded by

metes and bounds legal description as part of the deed for the lot or parcel and/or be recorded by a plat map. The zoning compliance permit shall not be issued until proof of recordation is presented to the Zoning Administrator.

- (4) No portion of any such site may be located within 15 feet of any exterior property line of a subdivision or any un-subdivided parcel.
- (5) Any on-site demolition waste disposal site which is located in an industrial district or industrial park shall be exempt from the 24 month closing requirement provided that no portion of the site is located within 100 feet of any adjoining existing residence or residentially zoned property. (ZA 03-17)

ARTICLE VII

Section 701

Area, Yard and Height Requirements

(Each permitted use shall conform to the dimensional requirements of the district in which it is located.)

District	MINIMUM LOTS SIZE		MINIMUM YARD REQUIREMENTS			MAXIMUM HEIGHT
	Square Ft. per Dwelling Unit	Average Lot Width In Feet	Front Yard Setback	Side Yard in Feet	Rear Lot in Feet	in Feet
R-A	Residential- Agriculture	30,000 or				
	Single-Family(Watershed)	40,000	50	15(c)	40	35
	two-family	30,000	50	15(c)	40	35
R-R	Rural Recreation					
	Single-Family	40,000	50	15(c)	40	35
	two-family	30,000	50	15(c)	40	35
	Multi-Family	5,000	35	12(c)	40	50
	Other Principal Structures		30(d)	10(e)	20(e)	35
R-40	Residential	40,000(a) or	50	15(c)	40	35
	Single Family	30,000(b)	50	15(c)	40	35
	two-family	30,000	50	15(c)	40	35
R-20	Residential	20,000(a) or	50	15(c)	40	35
	Single-Family	15,000(b)	40	12(c)	35	35
	two-family	15,000	40	12(c)	35	35
R-10	Residential	15,000(a) or				
	Single-Family	10,000(b)	35	10(c)	25	35
	two-family	7,500	35	10(c)	25	35
R-8	Residential					
	Single-Family *	8,000	30	10(c)	20	35
	two-family *	4,000	30	10(c)	20	35
	Multi-Family *	3,000	30	10(c)	30	50
R-MHP	Residential-Manufactured Home Park		40	30(c)	35	35

*Parcels not serviced by both public water and sewer must maintain all minimum standards of the R-10 Residential District

MINIMUM LOT SIZE		MINIMUM YARD REQUIREMENTS			MAXIMUM HEIGHT
District		Front Yard Setback	Side Yard in Feet	Rear Lot in Feet	In Feet
BUSINESS:					
NB	Neighborhood	30(d)	10(e)	20(e)	35
HB	Highway	40(d)	20(e)	20(e)	35
SC	Shopping Center	50(f)	20(e)	20(e)	35
CB	Central	--	(e)(g)	(e) (g)	--
GB	General	30(d)	10(e)	(e) (g)	50
INDUSTRIAL:					
M-1	Light	50(d)	(e)(g)	(e) (g)	--
M-2	Heavy	50(d)	(e)(g)	(e) (g)	--

- (a) Minimum lot size when neither public water nor public sewer is provided.
- (b) Minimum lot size when either public water or public sewer is provided.
- (c) Corner lot must have an additional ten (10) feet along the side street line. Accessory buildings in the rear must comply with the requirement. Two-family dwellings to be constructed in the R-20 and R-10 Residential Districts shall be allowed only on corner lots with entrances facing different streets.
- (d) May be used for parking except in case of M-2 Heavy Industrial District, where it must be landscaped.
- (e) Upon any side or rear lot line, which abuts a residential district, there shall be a buffer strip as specified in Section 1302.7 of this ordinance. No such buffer shall, however, extend nearer to a street right-of-way line than the established building line of the adjoining lot, and no buffer shall be required upon any side or rear yard, which abuts publicly owned lands or right-of-ways.
- (f) No building shall be less than fifty (50) feet from any street right-of-way line.
- (g) Where a lot abuts any residential district, there shall be a side or rear yard clearance of at least thirty (30) feet.
- (h) Setbacks shall be measured from the property line or Right of way to any portion of the building including building overhang.

(ZA 99-20 Eff. 2-21-2000) (ZA 15-04)

- **Section 702 Clustering** (ZA-04-06)

District(Sq. Ft.)	Reduced size	Front	Side*	Rear	Width
R-A 30,000 40,000	22,500 sq.ft. 30,000 sq. ft.	40	12 or 14/10	30	80
R-40 (40,000) (30,000)	30,000 22,500	40	12 or 14/10	30	80
R-20 (20,000) (15,000)	15,000 11,250	40	12 or 14/10	30	80
R-R (40,000)	30,000	40	12 or 14/10	30	80
R-10 (15,000) (10,000)	11,250 7,500	30	10 or 12/8	25	65
R-8	6,000	30	10 or 12/8	20	60

* Side variation allows for a reduction on one side but an increase on the other side.

Sections 703-709 (Reserved) (ZA 99-07)

Section 710 Site Development Plan Requirements (ZA 99-07)

710.1 Major site development plans shall include: (ZA 99-07)

- a) Location Map: May be drawn on the same sheet as the survey and features map at a scale of 1"=2000', indicating the location of the site, in three (3) copies and showing:
 - 1) The site and ownership of adjacent lots or tracts of land;
 - 2) The intersection of at least two (2) public streets nearest the property and the names of all public ways, opened or unopened, clearly indicated;
 - 3) North arrow;
 - 4) Title block shall contain the following information:
 - a) site plan name, and,
 - b) name and address of owner and petitioner.
- b) Survey map of site: May be combined with features map, submit one copy indicating bearing and distances of the boundaries of the site prepared by a registered engineer or surveyor licensed to practice in North Carolina and contain his seal.
- c) Existing features map: May be combined with the survey map, to show all existing features of the site plan plus all land within twenty-five (25) feet of the site at the scale of not smaller than 1"=100', unless approved by the Zoning Officer, showing:
 - 1) Rights-of-way and easements, utilities on, over and under the site (including storm drains, pipes and catch basins, if applicable;
 - 2) All existing structures including walls, fences, and other manmade features of the site;
 - 3) Topography shown at not greater than five (5) foot contour intervals;
 - 4) Streams, floodway boundaries, delineation of the 100 year flood plain elevation, ponds, lakes, wooded areas and other natural features;
 - 5) Driveways, drives, walk-ways, and curb-cuts;
 - 6) Proposed roadway improvements, if any, serving the site shall be provided;
 - 7) Any other necessary information requested by the Zoning Officer for site plan review;
 - 8) Title Block shall contain the following information:
 - a) Site plan name;
 - b) Name and address of architect, land planner, landscape architect, engineer or surveyor who prepared the map;
 - c) Date survey was made; and,
 - d) Scale, date and north arrow.
- d) Development plan map of the site at a scale of no smaller than 1" = 100' (at the same scale as the existing features map) showing:
 - 1) Proposed finished grade at no greater than five (5) contour intervals;
 - 2) Natural features to be left undisturbed and/or landscaped areas or buffers to be created.
 - 3) Proposed drainage;
 - 4) Proposed location of utilities;

- 5) Proposed location of public streets and private drives, including rights-of-way and pavement widths, curb-cuts, pedestrian ways and other paths, proposed parking and loading areas;
- 6) Location of structures, fences, walls, signs, plantings, exterior lighting, and solid waste disposal facilities;
- 7) Number of proposed dwelling units by type, size and proposed ownership;
- 8) Total acreage, acreage of building coverage, acreage in common open space, acreage (square footage) in roads, and acreage suitable for active recreational use shall be shown, indicating proposed use thereof. Common open spaces as computed shall not include streets, drives, parking or loading areas;
- 9) Height of Buildings;
- 10) Other information deemed necessary by the Zoning Administrator for site plan review; and
- 11) Title Block containing:
 - a) site plan name;
 - b) name and address of architect, land planner, engineer, or surveyor;
 - c) scale, date and north arrow.

For property to be developed in sections or phased, detailed site plans containing the above information need not be submitted for the entire property. However, conceptual or schematic plans shall be submitted in order to show the relationship of the section under review to the entire project.

Section 710.2 Minor site development plans.

Site improvements or building additions to existing developments may submit the following in lieu of a major site development plan:

- 1) If the site has a previously reviewed and approved site plan, the changes or additions to the plan may be submitted in accordance with Section 710.3 with the Title Block being properly amended.
- 2) If no previously reviewed and approved site plan exist, a site plan as described in Section 710.1 must be submitted.

Section 710.3 General standards for site development.

All development, other than single-family, two-family and agriculture, shall conform to the following standards:

- a) Land ownership. All land within multi-unit developments shall be in single, or joint ownership or whatever for the petitioner shall have the right to acquire ownership under a valid option, and this information shall be included in the submission. Satisfactory arrangements shall be made for the ownership of land in common space.
- b) Pedestrian ways. Sidewalks or pathways systems shall be provided from parking areas to the main building entrance. Surface materials, width, and alignment shall be shown.

- c) Land coverage. Land covered by impermeable surfaces shall not exceed 80% of the total site outside of any rights-of-way.
- d) Storage. Storage areas either proposed now or in the future shall be shown.

All provisions of this Zoning Ordinance which apply to the site under review of the development shall be included with the site plan. Areas deserving particular attention include the following: buffering, landscaping, visibility at intersections and signage locations. (ZA 99-07)

ARTICLE VIII

EXCEPTIONS AND MODIFICATIONS

Section 801 Lot of Record

Where the owner of a lot of official record in any district at the adoption of this ordinance or his successor in title thereto does not have sufficient contiguous land to enable him to conform to the minimum lot size requirements of this ordinance, such lot may be used as building site; provided, however, that the setback requirements of the district are complied with or a variance is obtained from the Board of Adjustment. No such variance may be granted to allow residential structures closer to any side property line than 7.5 feet.

Notwithstanding the foregoing, whenever two (2) or more adjoining vacant lots of record are in single ownership at any time after the adoption of this ordinance and such lots individually have less area or width than the minimum requirements of the district in which such lots are located, such lots shall be considered as a single lot or several lots which meet the minimum requirements of this ordinance for the district in which such lots are located.

Section 802 Waterfront properties

On any lot abutting a lake or river, the principle structure building line on the water side of said lot may be ten (10) feet off of the rear surveyed lot line. In instances where the water line is the rear property line of record, the principle structure must be a minimum of forty (40) feet from the waterline.

Accessory structures such as piers, and boathouses are allowed at the waterline, subject to approval of the property owner if said property is leased.

Accessory structures may be placed in the front yard of waterfront lots provided a twenty (20) foot setback from the right-of-way is maintained and it is determined that visual clearance along all streets is maintained. Front yard setback for principle structure shall be a minimum of thirty (30) feet on any waterfront lot.

Section 803 Front Yard Setbacks for Dwellings

The front yard setback requirements of this ordinance for dwellings shall not apply to any lot where the average setback of existing buildings located wholly or partially within one-hundred (100) feet on either side of the proposed dwelling and on the same side of the same block and use district and fronting on the same street as such lot is less than the minimum required front yard depth. In such case, the setback on such lots may be less than the required setback, but not less than the average of the existing setbacks on the aforementioned lots, or a distance of ten (10) feet, from the street right-of-way line, whichever is greater.

Section 804 Height Limitations and Exceptions

The height limitations of this ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, telecommunications towers, chimneys, smokestacks,

conveyors, flag poles, radio towers, television towers, masts, aerials, and similar structures except as otherwise provided in the vicinity of airports.

In no instance shall any of the provisions of this section apply to:

1. Telecommunications Towers and Facilities (as defined in Section 1302). Refer to Section 614 for requirements.
2. Towers erected and maintained by a public authority for public safety or emergency communication purposes except as stated below.
 - (a) Towers shall not encroach upon the Approach/Departure path of the Stanly County Airport in accordance with Section 613 of this Ordinance.
3. Antennas or antenna structures used by individuals or groups licensed in the Amateur Radio Service by the Federal Communication Commission except as stated below:
 - (a) Towers shall not be used by any other use, company or agency unless in accordance with Section 614 of this Ordinance.
 - (b) Towers shall not encroach upon the Approach/Departure path of the Stanly County Airport unless in accordance with Section 613 of this Ordinance.
4. Small wind Energy Systems limited to 135 feet in height and Large wind Energy Systems to a height approved by the Planning Board ad necessitates.

Section 805 Visibility at Intersections

On a corner lot in any district other than the C-B, Central Business District, no planting, structure, sign, fence, wall or obstruction to vision more than three (3) feet in height measured from the center line of the street shall be placed or maintained within the triangular area formed by the intersecting street center lines, and a straight line connecting points on said street center lines, each of which is seventy-five (75) feet distant from the point of intersection.

Section 806 Exceptions to Buffer Strip Requirements

Whenever the terms of this ordinance require provision of a buffer strip, said requirement may be excepted or modified by the authority approving permits for related development provided any condition below is met:

806.1 Visual screening is provided by existing natural or manmade features; where installation of walls, fences, or natural plantings would serve no screening purpose.

806.2 Existing development on an adjacent parcel of land is similar to the use proposed for development.

806.3 A statement from affected adjoining property owner(s) is provided indicating that a buffer strip is undesirable.

Section 807 Accessory Dwelling Units to Single Family Dwellings

Where Required: All Residential (R) Districts.

General Provisions: The following requirements apply to all accessory dwelling units, whether attached or detached.

Design Standards:

- No more than one (1) accessory dwelling unit is permitted on the same zone lot with a principal dwelling unit.
- The accessory dwelling unit shall have an area no more than 800 square feet.
- The accessory dwelling unit shall not exceed fifty percent (50%) of the gross floor area of the principal building, excluding any garage area, carport, porches, decks, patios, crawl spaces and other non-living areas of the principal building.
- The accessory dwelling unit and principal dwelling unit shall have the same address and use the same mailbox.
- No accessory dwelling unit shall be permitted on the same zone lot with a two-family or multifamily dwelling or family care home.
- Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from that of the primary residence.
- The accessory dwelling unit shall have a maximum of two (2) bedrooms.
- The accessory dwelling unit shall be designed to maintain the architectural design, style, appearance and character of the principal residence.

Dimensional Requirements:

- The principal residence must be located on a lot that meets the minimum area requirements of the zoning district.
- The accessory dwelling unit shall be subject to the provisions of the zoning district in which it is located. In the event there is a conflict between sections of the Zoning Ordinance, the more restrictive provision shall apply.

Utilities & Access

- The accessory dwelling unit shall have water, sanitary sewer, gas and electrical utilities as part of the principal building.
- The accessory dwelling unit shall not be served by a driveway separate from that serving the principal residence; unless the accessory dwelling is accessed from a right of way not used by the principal residence such as a rear alley or separate street access on a corner or through lot.

Accessory Dwelling Unit Within a Principal Single Family Building:

- The principal building shall not be altered in any way so as to appear from a public or private street to be multifamily housing. Prohibited alterations include, but are not limited to: multiple primary or front entranceways. Access to the accessory dwelling unit shall be by means of an existing side or rear door, except where a new entrance is required by the NC State Building Code. No new doorways or stairways to upper floors are permitted if they are attached to the side of a building facing a public or private street.

Detached Accessory Dwelling Units Shall Be:

- A dwelling unit which is part of an accessory garage; or
- A freestanding dwelling unit meeting the NC State Building Code.

Section 808 Wind Energy Systems

- **Compliance with FAA Regulations:** Wind Energy Systems shall comply with applicable FAA regulations, including any necessary approvals for installations close to airports. Evidence of compliances or non-applicability shall be submitted with the application.
- **Utility Notification:** No wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owned generator. Off-grid systems shall be exempt from this requirement.
- **Appearance:** Wind energy towers shall maintain a galvanized finish or be painted to conform the tower color to the surrounding environment to reduce visual obtrusiveness. No wind tower should have any signage, or writing or pictures that may be construed as advertising at any time. In addition no flags, streamers or decorative items may be attached to the wind energy system tower or turbine.
- **Setback:** The base of the wind turbine shall not be closer to the surrounding property lines than the height of the wind turbine unless a NC Registered Professional Engineer certifies the fall zone of the wind turbine and appurtenances will be within the setback area proposed. In addition, no wind turbine shall be located closer to an inhabited structure on adjacent property less than 1.5 times the height of the wind turbine. A reduction in this requirement can be obtained through a permanent easement from the adjoining owners providing for a fall zone.
- **Removal of Defective or Abandoned Wind Energy Systems:** Any wind energy system that is not functional shall be repaired by the owner or removed. In the event that the County becomes aware of any wind energy system that has not operated for a continuous period of six months, the County will notify the landowner by registered mail and provide 45 days for a written response. In such response, the landowner shall set forth reasons for the operational difficulty and provide a reasonable timetable for corrective action. If the County deems the timetable for corrective action as unreasonable, the County shall notify the landowner that he is required to remove the turbine within 120 days of receipt of said notice.

Large Wind Turbine System shall provide the additional information:

- State whether a certificate of public convenience and necessity for the system is required from the North Carolina Utilities Commission and, if so, the anticipated schedule for obtaining the certificate. The County may ask the Utility Commission to determine whether a certificate for public convenience and necessity is required for a particular wind power project for which the County has received a site permit application. The County shall not approve a project until such certificate has been obtained. Where no certificate is required, a discussion shall be required to show the intentions of the use of the power generated.

- Site plan prepared in accordance with Section 710 of the Zoning Ordinance including the proposed location and height of such structures.

ARTICLE IX

ADMINISTRATION, ENFORCEMENT AND PENALTIES

Section 901 Zoning Enforcement Officer

The position of Zoning Enforcement officer is hereby authorized, and it shall be his duty to enforce and administer the provisions of this ordinance.

If a ruling of the Zoning Enforcement Officer is questioned, the aggrieved party or parties may appeal such ruling to the Board of Adjustment.

Section 902 Application for Certificate of Zoning Compliance Required

No building, sign or other structure shall be erected, moved, extended or enlarged, or structurally altered, nor shall any excavation or filling of any lot for the construction of any building be commenced until the Zoning Enforcement Officer or his designated agent has issued a zoning clearance for such work. Every person obtaining a zoning clearance hereunder shall pay a fee as approved by the Stanly County Board of Commissioners or, as provided in the Code of Ordinances of the County of Stanly, North Carolina.(ZA-01-12)

Failure to meet the requirements of Stanly County Subdivision Regulations, specifically, Section 66-105, Timing of Recreational Improvements, may result in the cessation of the issuance of zoning compliance permits for the remainder of a subdivision. Issuance of zoning compliance permits may begin after the requirements of the section are met as determined by the Zoning Administrator. (ZA-04-06)

Section 903 Application for Certificate of Zoning Compliance

Each application to the Zoning Enforcement Officer for Zoning Clearance shall be accompanied by plot plans showing:

903.1 The actual dimensions of the lot to be built upon.

903.2 The size of the building to be erected.

903.3 The location of the building on the lot.

903.4 The location of existing structures on the lot, if any,

903.5 The number of dwelling units the building is designed to accommodate.

903.6 Such other information as may be essential for determining whether the provisions of this ordinance are being observed.

903.7 Any Certificate of Zoning Compliance issued shall expire and be canceled unless the work authorized by it shall have begun within six (6) months of its date of issue, or if the work authorized by it is suspended or abandoned for a period of one (1) year. Written notice thereof shall be given to the persons affected, including notice that further work as described in the canceled permit shall not proceed unless and until another zoning clearance has been obtained.

Section 904 Certificate of Compliance Required

A Certificate of Compliance issued by the Zoning Enforcement Officer, is required in advance of:

904.1 Occupancy or use of a building hereafter erected, altered, or changed.

904.2 A change of use of any building or land.

904.3 In addition, a certificate of compliance shall be required for each non-conforming use created by the passage and subsequent amendments to this ordinance. The owner of such non-conforming use shall obtain a certificate of compliance within thirty (30) days of the date of said passage or amendments.

904.4 A certificate of compliance, either for the whole or a part of a building, shall be applied for coincident with the application for a zoning clearance and shall be issued within ten (10) days after the erection or structural alteration of such building, or part, shall have been completed in conformity with the provisions of this ordinance.

904.5 A certificate of compliance shall not be issued unless the proposed use of a building or land conforms to the applicable provisions of this ordinance. If the certificate of compliance is denied, the applicant shall be notified of the refusal. A record of all certificates shall be kept on file in the office of the Zoning Enforcement Officer, and copies shall be furnished on request to any person having a proprietary or tenancy interest in the building or land involved.

Section 905 Remedies

Section 905.1 Enforcement by Zoning Enforcement Officer

- (1) It shall be the duty of the Zoning Enforcement Officer to initiate proceedings for the enforcement of these regulations.
- (2) If the Zoning Enforcement Officer discovers a violation of these regulations, the Zoning Enforcement Officer shall notify the violator, and give the violator a specified time to correct the violation. If the violation continues or is not corrected, the Zoning Enforcement Officer shall initiate proceedings for enforcement as described in this Section. (ZA 97-1)

Section 905.2 General Enforcement Provisions:

- (1) The provisions of this Section may be enforced by any one, all, or a combination of the remedies authorized and prescribed by this Section. If a person continues to fail to comply with a particular provision of these regulations after the imposition of any one type of penalty, the person shall continue to remain subject to the remedies prescribed by this Section for the continued violation of the particular provision of these regulations, The Zoning Enforcement Officer, or any persons who would be damaged by such violation may institute an a citation to secure injunctions and abatement orders to further ensure compliance with the Zoning Ordinance, or take any other appropriate action to prevent such violation in accordance with N.C, General Statute provisions. Each day's continuing violation shall be a separate and distinct offense and may be subject to any one, all, or a combination of the remedies authorized and prescribed by this Section. (ZA 97-1)

Section 905.3 Criminal Penalties:

Any person, firm or corporation who knowingly or willfully violates any provision of these regulations shall have committed a misdemeanor, and upon conviction thereof, shall be subject to a fine not exceeding \$500 or imprisonment for a period not to exceed thirty (30) days. (ZA 97-1)

Section 905.4 Citations:

- (1) The Zoning Enforcement Officer is empowered to issue citations to any person if there is a reasonable cause to believe that the person has willfully or non-willfully violated any provision of these regulations. A violator shall be deemed to include the owner of the premises; the agent of the owner authorized to be responsible for the premises or the occupant of the premises; the contractor in charge of building, erecting, demolishing, or changing the use of the property. Citations may be directly issued to the occupant, lessee, or person having immediate beneficial use of the property or contractor in charge of building, erecting, demolishing, or changing the use of the property. The non-occupant owner or agent or contractor in charge responsible for the premises each has a duty to maintain the premises in compliance with these regulations. A citation shall not be issued to a non-occupant owner, agent or occupant or contractor in charge for those premises unless there has been written notification to the owner, agent, or occupant, or contractor in charge, mailed to the last known mailing address as shown by public records, or by making other reasonable efforts to communicate the existence to the violation to the owner, agent or occupant. (ZA 97-1)(ZA 08-04)
- (2) The initial citation for each violation shall be \$50.00. The issuance of a second citation for any violation that has not been corrected shall be in the amount of \$200.00 upon the date of issuance, \$500.00 for the third citation and \$500.00 thereafter. Any unpaid citations and delinquency charges shall be cumulative, and shall subject the violator to a possible civil penalty to be recovered in a civil action in the nature of debt. The citations may be delivered in person to the violator(s) or, the citation may be mailed, certified return receipt requested. (ZA 97-1)
- (3) The citations shall direct the violator to make payment at the Stanly County Finance Department within fifteen (15) days of the date of the citation or alternatively pay the citation by mail. If the violator does not make such payment or does not mail the citation and payment within fifteen (15) days from the date of issuance, a delinquency charge of ten dollars (\$10.00) shall be added to the amount shown on the citation or criminal summons may be filed if the citation and delinquency charge is not paid within fifteen (15) days from the date of the delinquency. Further, the citation shall state that the violation is a continuing violation, and additional citations may be issued. (ZA 97-1)

Section 905.5 Civil Judicial Remedies:

- (1) If a building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure, or land is used in violation of these regulations, the County, in addition to other remedies, may institute any appropriate action or proceedings to prevent the unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use, to restrain, correct or abate the violations, to prevent occupancy of the building, structure or land, or to prevent any illegal act, conduct, business or use in or about the premises. The General Court of Justice shall have jurisdiction to issue such orders as may be appropriate. (ZA 97-1)
- (2) If the Zoning Ordinance makes unlawful a condition existing upon or use made of real property, then the Zoning Ordinance may be enforced by injunction and order of abatement and the General Court of Justice shall have jurisdiction to issue such orders. When a violation of such an Ordinance occurs, the County may apply to the appropriate division of the General Court of Justice for a mandatory or prohibitory injunction and order

of abatement commending the defendant to correct the unlawful condition upon or cease the unlawful use of the property. (ZA 97-1)

(3) In addition to an injunction, the court may enter an order of abatement as a part of the judgement in the cause. An order of abatement may direct that buildings or other structures on the property be closed, demolished, or removed, or that any other action be taken that is necessary to bring the property into compliance with the ordinance. If the defendant fails or refuses to comply with an injunction or with an order of abatement within the time allowed by the court, he may be cited for contempt, and the County may execute the order of abatement. The County shall have a lien on the property for the cost of executing an order of abatement in the nature of a mechanic's and materialman's lien. The defendant may secure cancellation of an order of abatement by paying all cost of the proceedings, and posing a bond for compliance with the order. The bond shall be given with sureties approved by the clerk of superior court in an amount approved by the judge before whom the matter is heard, and shall be conditioned on the defendant's full compliance with the terms of the order of abatement within a time fixed by the judge. Cancellation of an order of abatement shall not suspend or cancel an injunction issued in conjunction therewith. (ZA 97-1)

Section 905.6 Remedies: "Stop Orders"

Whenever any building or structure is being demolished, constructed, reconstructed, altered, or repaired in a hazardous manner, in a manner that endangers life or property or in substantial violation of this ordinance, the Zoning Enforcement Officer may order the specific part of the work that is in violation or presents such a hazard to be immediately stopped. This stop order shall be in writing, directed to the person doing the work, and shall state the specific work conditions under which the work may be resumed. The owner or builder may appeal from a stop order to the County Manager within a period of five (5) days after the order is issued. (ZA 84-5)

Notice of appeal shall be given in writing to the County Manager, with a copy to the Zoning Enforcement Officer. The County Manager shall promptly conduct a hearing at which the appellant and the Zoning Enforcement Officer shall be permitted to submit relevant evidence, and shall rule on the appeal as expeditiously as possible. Pending the ruling by the County Manager on an appeal no further work shall take place in violation of a stop order. Violation of a stop work order shall constitute a misdemeanor. (ZA 84-5)

Section 906 – Administrative Relief

Under this section, the Zoning Administrator, following the due process set out below, may issue minor variances, defined as less than 50% of the numerical standard or measured requirement of the Zoning Ordinance that are unopposed by the surrounding property owners.

1. The applicant shall submit an application and pay the appropriate fee. The Zoning Administrator shall then notify all adjacent property owners within 100 feet of the minor variance by first class mailed notice at least 10 days but not more than 25 days before the scheduled administrative hearing date. At the hearing, the Zoning Administrator shall hold a Quasi-Judicial type hearing, first hearing testimony from the applicant, then, any factual evidence from the notified adjacent property owners all under oath. Upon review

of the facts presented, the Zoning Administrator shall rule either: granting the variance, denying the variance or amending the variance requested. Any appeals of the Zoning Administrator's decision shall be heard by the Stanly County Board of Adjustment in accordance with Article X of this Ordinance.

2. Opposition of any adjoining property owner shall be submitted in advance in writing to the Zoning Administrator's hearing and decision. Upon receiving a written opposition, the Zoning Administrator shall then not make a decision and then forward the said application to the Stanly County Board of Adjustment for consideration under Article X of this Ordinance.

(ZA 15-04)

ARTICLE X

BOARD OF ADJUSTMENT

1001 Board of Adjustment Composition and Duties. The County Board of Commissioners may appoint and compensate a Board of Adjustment consisting of five or more members, each to be appointed for three years. In appointing the original members or in the filling of vacancies caused by the expiration of the terms of existing members, the County Board of Commissioners may appoint certain members for less than three years so that the terms of all members shall not expire at the same time. The County Board of Commissioners may appoint and provide compensation for alternate members to serve on the Board of Adjustment in the absence or temporary disqualification of any regular member or to fill a vacancy pending appointment of a member. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member serving on behalf of any regular member has all the powers and duties of a regular member. The County Board of Commissioners may designate itself or the Planning Board to perform any of the duties of a Board of Adjustment in addition to its other duties and may create and designate specialized Boards to hear technical appeals.

1002 Provisions of Ordinance. The Board of Adjustment shall hear and decide special and conditional use permits, requests for variances, and appeals of decisions of administrative officials charged with enforcement of the ordinance. As used in this section, the term "decision" includes any final and binding order, requirement, or determination. The Board of Adjustment shall follow quasi judicial procedures when deciding appeals and requests for variances and special and conditional use permits. The Board of Adjustment shall hear and decide all matters upon which it is required to pass under any statute or ordinance that regulates land use or development.

1003 Notice of Hearing. Notice of hearings conducted pursuant to this section shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing. In the absence of evidence to the contrary, the county may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least 10 days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the county shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right of way.

1004 Appeals. The Board of Adjustment shall hear and decide appeals decisions of administrative officials charged with enforcement of the zoning or unified development ordinance and may hear appeals arising out of any other ordinance that regulates land use or development, pursuant to all of the following:

1. Any person, who has standing, or the county, pursuant to 160A-393(d), may appeal a decision to the Board of Adjustment. An appeal is taken by filing a notice of appeal with the Clerk to the County Board of Commissioners. The notice of appeal shall state the grounds for the appeal.
2. The official who made the decision shall give written notice to the owner of the property that is the subject of the decision and to the party who sought the decision, if different from the owner. The written notice shall be delivered by personal delivery, electronic mail, or by first class mail.
3. The owner or other party shall have 30 days from receipt of the written notice within which to file an appeal. Any other person with standing to appeal shall have 30 days from receipt from any source of actual or constructive notice of the decision within which to file an appeal.
4. It shall be conclusively presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision.
5. The official who made the decision shall transmit to the Board all documents and exhibits constituting the record upon which the action appealed from is taken. The official shall also provide a copy of the record to the appellant and to the owner of the property that is the subject of the appeal if the appellant is not the owner.
6. An appeal of a notice of violation or other enforcement order stays enforcement of the action appealed from unless the official who made the decision certifies to the Board of Adjustment after notice of appeal has been filed that because of the facts stated in an affidavit, a stay would cause imminent peril to life or property or because the violation is transitory in nature, a stay would seriously interfere with enforcement of the ordinance. In that case, enforcement proceedings shall not be stayed except by a restraining order, which may be granted by a court. If enforcement proceedings are not stayed, the appellant may file with the official a request for an expedited hearing of the appeal, and the Board of Adjustment shall meet to hear the appeal within 15 days after such a request is filed. Notwithstanding the foregoing, appeals of decisions granting a permit or otherwise affirming that a proposed use of property is consistent with the ordinance shall not stay the further review of an application for permits or permissions to use such property; in these situations the appellant may request and the Board may grant a stay of a final decision of permit applications or building permits affected by the issue being appealed.
7. Subject to the provisions of subdivision (6) of this subsection, the Board of Adjustment shall hear and decide the appeal within a reasonable time.

8. The official who made the decision shall be present at the hearing as a witness. The appellant shall not be limited at the hearing to matters stated in the notice of appeal. If any party or the county would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the Board shall continue the hearing. The Board of Adjustment may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The Board shall have all the powers of the official who made the decision.
9. When hearing an appeal pursuant to 160A-400.9(e) in the nature of certiorari, the hearing shall be based on the record below and the scope of review shall be as provided in 160A-393(k).
10. The parties to an appeal that has been made under this subsection may agree to mediation or other forms of alternative dispute resolution. The ordinance may set standards and procedures to facilitate and manage such voluntary alternative dispute resolution.

1005 Special and Conditional Use Permits. The Board of Adjustment may hear and decide special and conditional use permits in accordance with standards and procedures specified in Section 1002 of the ordinance. Reasonable and appropriate conditions may be imposed upon these permits.

1006 Variances. When unnecessary hardships would result from carrying out the strict letter of a zoning ordinance, the Board of Adjustment shall vary any of the provisions of the ordinance upon a showing of all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship.
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

No change in permitted uses may be authorized by variance.

Appropriate conditions may be imposed on any variance, provided that the conditions are reasonably related to the variance. Any other ordinance that regulates land use or development may provide for variances consistent with the provisions of this subsection.

1007 Voting.

1. The concurring vote of four fifths of the Board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this subsection, vacant positions on the Board and members who are disqualified from voting on a quasi judicial matter shall not be considered members of the Board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.
2. A member of the Board or any other body exercising quasi judicial functions pursuant to this Article shall not participate in or vote on any quasi judicial matter in a manner that would violate affected persons' constitutional rights to an impartial decision maker. Impermissible conflicts include, but are not limited to, a member having a fixed opinion prior to hearing the matter that is not susceptible to change, undisclosed ex parte communications, a close familial, business, or other associational relationship with an affected person, or a financial interest in the outcome of the matter. If an objection is raised to a member's participation and that member does not recuse himself or herself, the remaining members shall by majority vote rule on the objection.
3. The Board shall determine contested facts and make its decision within a reasonable time. Every quasi judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi judicial decision shall be reduced to writing and reflect the Board's determination of contested facts and their application to the applicable standards. The written decision shall be signed by the chair or other duly authorized member of the Board. A quasi judicial decision is effective upon filing the written decision with the clerk to the Board of Adjustment or his designee. The decision of the Board shall be delivered by personal delivery, electronic mail, or by first class mail to the applicant, property owner, and to any person who has submitted a written request for a copy, prior to the date the decision becomes effective. The person required to provide notice shall certify that proper notice has been made.
4. Every quasi judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari, pursuant to 160A-393. A petition for review shall be filed with the clerk of superior court by the later of 30 days after the decision is effective or after a written copy thereof is given in accordance with subdivision (3) of this subsection. When first class mail is used to deliver notice, three days shall be added to the time to file the petition.

1008 Oaths. The chair of the Board or any member acting as chair and the clerk to the Board are authorized to administer oaths to witnesses in any matter coming before the Board. Any person who, while under oath during a proceeding before the Board of Adjustment, willfully swears falsely is guilty of a Class 1 misdemeanor.

1009 Subpoenas. The Board of Adjustment through the chair, or in the chair's absence anyone acting as chair, may subpoena witnesses and compel the production of evidence. To request issuance of a subpoena, persons with standing under 160A-393(d) may make a written request to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be appealed to the full Board of Adjustment. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the Board of Adjustment or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties. (ZA 13-04) (ZA 05-15)

ARTICLE XI

AMENDMENTS

Section 1101 Procedures for adopting or amending ordinances.

(a) Before adopting, amending, or repealing any ordinance authorized by this Article, the Board of Commissioners shall hold a public hearing on the ordinance or amendment. The Board shall cause notice of hearing to be published once a week for two successive calendar weeks. The notice shall be published the first time not less than 10 days nor more than 25 days before the date fixed for the hearing. In computing such period, the day of publication is not to be included but the day of the hearing shall be included.

(b) A county may adopt ordinances providing that notice of public hearings may be given through electronic means, including, but not limited to, the county's Internet site. Electronic notice of public hearings on zoning map amendments may be substituted for the published notice required by this section provided there is also a posting of a notice of the hearing on the affected site, with both electronic and on-site posting being made not less than 10 days nor more than 25 days before the date fixed for the hearing. If such timely electronic notice of a public hearing on a zoning map amendment or posting of notice of the hearing on the affected site is made, but not both, such electronic or posted notice may be substituted for the second published notice required by this section. Electronic and on-site posting shall not supersede any other law that requires notice by mail to certain classes of people or the posting of signs on certain property and shall not alter the publication schedule for any public notice.

Section 1102 Planning Board; Zoning Plan; Recommendation to Board of Commissioners.

(a) To initially exercise the powers conferred by this Part, a county shall create or designate a Planning Board under the provisions of this Article or of a local act. The Planning Board shall prepare or shall review and comment upon a proposed zoning ordinance, including both the full text of such ordinance and maps showing proposed district boundaries. The Planning Board may hold public hearings in the course of preparing the ordinance. Upon completion, the Planning Board shall make a written recommendation regarding adoption of the ordinance to the board of commissioners. The Board of Commissioners shall not hold the public hearing required by G.S. 153A-323 or take action until it has received a recommendation regarding the ordinance from the Planning Board. Following its required public hearing, the Board of Commissioners may refer the ordinance back to the Planning Board for any further recommendations that the Board may wish to make prior to final action by the board in adopting, modifying and adopting, or rejecting the ordinance.

Subsequent to initial adoption of a zoning ordinance, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to that Board, the Board of County Commissioners may proceed in its consideration of the amendment without the Planning Board report. The Board of

Commissioners is not bound by the recommendations, if any, of the Planning Board. Members of appointed boards providing advise to the board of county commissioners shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonable likely to have a direct, substantial, and readily identifiable financial impact on the member.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to G.S. 153A-357 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to G.S. 153A-358 and unrevoked pursuant to G.S. 153A-362 or (ii) a vested right has been established pursuant to G.S. 153A-344.1 and such vested right remains valid and unexpired pursuant to G.S. 153A-344.1." (ZA 05-15)

Section 1103 Change in Zoning Map

1103.1 If the proposed amendment would require a change in the zoning map, an accurate diagram shall be submitted to the Zoning Enforcement Officer of the property proposed for rezoning showing:

- (A) All property lines with dimensions including north arrow.
- (B) Adjoining streets with rights-of-way and paving widths.
- (C) The location of all structures, the use of all land.
- (D) Zoning Classification of all abutting zoning districts.
- (E) Also, a statement regarding the changing conditions, if any, in the area or in the county generally, that make the proposed amendment reasonably necessary to the promotion of the public health, safety, and general welfare.

Section 1103.2 Method of procedure.

(a) The Board of Commissioners shall, in accordance with the provisions of this Article, provide for the manner in which zoning regulations and restrictions and the boundaries of zoning districts shall be determined, established, and enforced, and from time to time amended, supplemented, or changed. The procedures adopted pursuant to this section shall provide that whenever there is a zoning map amendment, the owner of that parcel of land as shown on the county tax listing, and the owners of all parcels of land abutting that parcel of land as shown on the county tax listing, shall be mailed a notice of a public hearing on the proposed amendment by first class mail at the last addresses listed for such owners on the county tax abstracts. This notice must be deposited in the mail at least 10 but not more than 25 days prior to the date of the public hearing. The person or persons mailing such notices shall certify to the Board of Commissioners that fact, and such certificate shall be deemed conclusive in the absence of fraud.

(b) The first class mail notice required under subsection (a) of this section shall not be required if the zoning map amendment directly affects more than 50 properties, owned by a total of at least 50 different property owners, and the county elects to use the expanded published notice provided for in this subsection. In this instance, a county may elect to either make the mailed notice provided for in subsection (a) of this section or may as an alternative elect to publish notice of the hearings required by G.S. 153A-323, but provided that each of

the advertisements shall not be less than one-half of a newspaper page in size. The advertisement shall only be effective for property owners who reside in the area of general circulation of the newspaper which publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the provisions of subsection (a) of this section.

(c) When a zoning map amendment is proposed, the county shall prominently post a notice of the public hearing on the site proposed for rezoning or on an adjacent public street or highway right-of-way. When multiple parcels are included within a proposed zoning map amendment, a posting on each individual parcel is not required, but the county shall post sufficient notices to provide reasonable notice to interested persons." (ZA 05-15)

ARTICLE XII

LEGAL STATUS PROVISIONS

Section 1201 Conflict with Other Regulations

Whenever the regulations of this ordinance require a greater width or size of yards, courts, or other open space, or require a lower height of building or lesser number of stories or require a greater percentage of lot to be left unoccupied, or impose other restrictive standards than are required in or under any other statutes or agreements, the regulations and requirements of this ordinance shall govern.

Whenever the provisions of any other statute or agreement require more restrictive standards than are required by this ordinance, the provisions of such statute or agreement shall govern. Provided, however, that nothing in this ordinance shall be construed to amend or repeal any other existing ordinance of the county or any municipality which has elected to come under this ordinance.

Section 1202 Interpretation and Validity

Should any section or provision of this ordinance or application of a provision under this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid. (ZA 97-1)

ARTICLE XIII

DEFINITIONS OF TERMS USED IN THIS ORDINANCE

Section 1301 Interpretation of Certain Terms and Words

For the purpose of this ordinance, certain words or terms used are herein defined. Except as defined herein, all other words used in this ordinance shall have their customary dictionary definition.

1301.1 Words used in the present tense include the future tense.

1301.2 Words used in the singular number include the plural and words used in the plural include the singular.

1301.3 The word “person” includes a firm, association, organization, corporation, trust and company, as well as an individual.

1301.4 The word “lot” includes the word “plot” or “parcel”.

1301.5 The word “building” includes the word “structure”.

1301.6 The word “shall” is always mandatory and not merely directory.

1301.7 The words “used” or “occupied” as applied to any land or building shall be construed to include the words “intended, arranged or designed to be used or occupied”.

1301.8 The word “map”, “zoning map”, or “Stanly County Zoning Map” shall mean the “Official Zoning Map of Stanly County, North Carolina”.

1301.9 The word “County Commissioners” shall mean the governing board of Stanly County as stated in North Carolina General Statutes GS 153A-10.

Section 1302 Definitions

1302.1 Accessory Building or Use. A building or use customarily located on a lot in association with a principle building or use and incidental and subordinate to the principal building or use.

1302.1A Adult Bookstore: A bookstore which:

1. Receives a majority of its gross income during any calendar month from the sale of publications (including books, magazines, and other periodicals) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas, as defined in this section; or

2. Has a preponderance of its publications, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas as defined in this section. (ZA 99-03)

1302.1B Adult Establishment. Any uses licensed under Ordinance 99-XX of Stanly County. (ZA 99-03)

1302.2 Alley. A public thoroughfare which affords only a secondary means of access to abutting property.

1302.2A Antenna. A device used to receive or transmit electromagnetic waves, including but not limited to directional antennae, such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas. (ZA-98-09)

1302.3 Automobile Junk Yard. Open storage of more than five (5) dismantled, wrecked, inoperable or unlicensed motor vehicles on any single parcel of property shall constitute an automobile junk yard; however, open storage of no more than one (1) such

vehicle shall be allowed on any residentially zoned parcel of property, including the R-A Residential - Agricultural zone. Any permitted open storage of any such vehicle shall be located in the side or rear yard as it relates to the physical location of the primary structure. Corner side lot locations shall require a minimum fifty foot setback from the road easement and/or right of way. In addition, no such vehicle shall be located closer than ten feet to any property line. (ZA-05-08)

1302.3(A) Bed and Breakfast Inn: A use that:

- (1) takes place within a building that prior to such establishment was designed and used as a single-family residence; and
- (2) that consist of renting one or more dwelling rooms on a daily basis to tourist, vacationers, and similar transients; and
- (3) where the provision of meals, if provisions of meal is made, is limited to the breakfast meal, available only to guest; and
- (4) where the bed and breakfast operation is conducted primarily by persons who reside in the dwelling unit, with the assistance of not more than the equivalent of one (1) full time employee. (ZA 96-1)

1302.4 Boarding House. A building where, for compensation, lodging and/or meals are provided for not more than fourteen (14) persons.

1302.4A Broadcast Tower. An above-grade tower or similar structure more than 35' in height, intended for communications equipment principally intended for the transmittal or reception of commercial, governmental, educational, and public television and radio signals. Towers or similar structures installed on or attached to tops of buildings, water tanks, or similar facilities shall be included in this definition. This definition includes accessory buildings and related equipment required for broadcast towers. (ZA-98-09)

1302.5 Building. Any structure having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or chattels.

1302.6 Building, Principal. A building in which is conducted the principal use of the lot on which said building is situated.

1302.7 Buffer or "Buffer Strip: A strip of land that physically separates two or more different land uses or lots by providing space between the two uses or lots. A screen may or may not be located on a buffer. See Section 419 for screening requirements. (ZA-07-02)

1302.8 Building Height. The vertical distance from the mean elevation of the finished grade along the front of the building to the highest point of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, and gambrel roofs.

1302.9 Building Line Setback. A line establishing the minimum allowable distance between the main wall of the building and the street or highway right-of-way line when measured perpendicularly thereto. Covered garages, storage areas, or porches whether enclosed or not shall be considered as part of the main building and shall not project into the required yard.

1302.9A Co-Location. Co-location means the location of wireless telecommunications antennae/equipment from more than one provider on one common tower or structure. (ZA-98-09)

1302.10 Customary Home Occupation. Use conducted for financial gain within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the

character thereof, and in connection with which there is no display. Not over twenty-five (25%) of the total floor space of any structure shall be used for home occupations. (See Section 411 for specific requirements).

1302.11 Dwelling Unit. A building, or portion thereof, providing complete and permanent living facilities for one (1) family. This would not include mobile homes as defined in this ordinance.

1302.12 Dwelling, Single Family. A detached residential dwelling, other than a mobile home, designed for and occupied by one (1) family only.

1302.13 Dwelling, Two Family. A residential building arranged or designed to be occupied by no more than two (2) families living independently of each other.

1302.14 Dwelling, Multifamily. A building or portion thereof used or designed as a residence for three (3) or more families living independently of each other and doing their cooking therein, including apartments, and apartment hotels.

1302.15 Family. Any number of persons living together as a single housekeeping unit.

1302.15A Freestanding/Self-Supporting Tower. All telecommunications towers which are placed on an independent base and erected without support from other structures.

Monopoles and lattice towers are types of freestanding towers. (ZA-98-09)

1302.15(A) Flea market. Sales area either indoor or outside in which spaces are rented to vendors for sale of a variety of merchandise including new, used or handmade articles. (ZA 90-14)

1302.16 Group Homes. A dwelling housing six (6) or fewer disabled persons who live as a family unit, along with individuals charged with their care.

1302.17 Gross Floor Area. The total area of any buildings in the projects, including the basements, mezzanines and upper floors, exclusive of stairways and elevator shafts. It excludes separate service facilities outside the store such as boiler rooms and maintenance shops.

1302.17(A) Hazardous or Toxic Materials. Any substance or matter, which is highly ignitable, corrosive, reactive, or toxic, including hazardous waste which is discarded hazardous material. In general, a hazardous or toxic material is any substance which could damage the public health or environment if it is not handled properly. (ZA 95-9)

1302.17(B) Lattice Tower. A free standing and self-supporting structure consisting of connected sections of metal supports used to support telecommunications equipment. These towers can be either three or four-legged steel girdered structures designed typically to support multiple telecommunications users. (ZA-98-09)

1302.18 Lot. A physically defined parcel of land occupied or capable of being occupied by a building or group of buildings, recorded in the Office of the Register of Deeds of Stanly County.

1302.19 Lot Depth. The mean horizontal distance between front and rear lot lines.

1302.20 Lot of Record. A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds of Stanly County, or a lot described by metes and bounds, the description of which has been so recorded.

1302.21 Lot Width. The distance between side lot lines measured at the building line setback.

1302.22 Manufactured Home (See G.S.143-145 (7)): A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length, or, when erected on site, is 320 or more square feet; and which is

built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained in it. "Manufactured home" includes any structure that meets all of the requirements of this definition except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the U.S. Secretary of Housing and Urban Development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1976. "Manufactured homes" are not constructed in accordance with the standards set forth in the North Carolina State Building Code and may also be referred to as a "Mobile Home". (ZA 99-20 Eff. 2-21-2000)

1302.23 Manufactured Home Design Classifications. For the intent of this ordinance, Manufactured Homes as defined herein shall be classified, and accordingly allowed as provided within the various Zoned District Regulations. (ZA 99-20 Eff. 2-21-2000)

(A) **Manufactured Home, Class A:** A multi-sectional manufactured home that was constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies each of the following additional criteria:

- 1) Is occupied only as a single family dwelling;
- 2) Has a minimum width of 16 feet;
- 3) Has a length not exceeding four times its width, with length measured along the longest axis and width measured perpendicular to the longest axis at the narrowest part;
- 4) Has the towing apparatus, wheels, axles, and transporting lights removed and not included in length and width measurements;
- 5) Is set up in accordance with standards established by the N. C. Department of Insurance. In addition, a continuous, permanent masonry foundation or masonry curtain wall constructed in accordance with the standards of the N. C. Uniform Residential Building Code for One- and Two- Family Dwellings, unpierced except for required ventilation and access, shall be installed under the perimeter, *with no visible exposed concrete block* ;
- 6) Has exterior siding, comparable to the exterior siding commonly used in standard residential construction, consisting of one or more of the following: 1) vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint); 2) cedar or other wood siding; 3) wood grain, weather resistant press board siding; 4) stucco siding; or 5) brick or stone siding;
- 7) Has a roof pitch minimum vertical rise of (2.2) feet for each 12 feet of horizontal run;
- 8) Has a roof finish with a Class C or better roofing material that is commonly used in standard residential construction;
- 9) Has an eave projection of no less than six inches, which may include a gutter; and
- 10) Has stairs, porches, entrance platforms, ramps and other means of entrance and exit installed or constructed in accordance with the standards set by the North Carolina State Building Code, anchored securely to the ground. Wood stairs shall only be used in conjunction with a porch or entrance platform with a minimum of 24 square feet. The use of wood stairs alone is prohibited at any entrance.

(B) Manufactured Home, Class B: A *multi-sectional or single section* manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards of the U.S. Department of Housing and Urban Development that were in effect at the time of construction and that satisfies the following additional criteria: (ZA 99-20 Eff. 2-21-2000)

- 1) Is occupied only as a single family dwelling;
- 2) Has the towing apparatus, wheels, axles, and transporting lights removed and not included in length and width measurements;
- 3) Is set up in accordance with standards established by the N. C. Department of Insurance. The foundation may be *either*:
 - i. a continuous, permanent masonry foundation or masonry curtain wall constructed in accordance with the standards of the N. C. Uniform Residential Building Code for One- and Two- Family Dwellings, unpierced except for required ventilation with access installed under the perimeter, *and no visible exposed concrete block; or*
 - ii. *a replica hand-laid brick or hand-cut stone that provides the authenticity of real brick or stone, with panels made from an injection molded thermoplastic resin formulated with special additives to enhance long-term performance; a weight of approximately 4.5 pounds each for brick or stone panels and 20 pounds per square; panels contain UV inhibitors to protect against damaging sun effects and are highly resistant to harsh weather conditions; the thickness of panels is approximately 1/4 inch in brick area to 1/8 inch in mortar area; and will not support combustion:*
- 4) Has exterior siding, comparable to the exterior siding commonly used in standard residential construction, consisting of one or more of the following: 1) vinyl or aluminum lap siding (whose reflectivity does not exceed that of flat white paint); 2) cedar or other wood siding; 3) wood grain, weather resistant press board siding; 4) stucco siding; or 5) brick or stone siding;
- 5) Has a roof pitch minimum vertical rise of 2.2 feet for each 12 feet of horizontal run;
- 6) Has a roof finish with a Class C or better roofing material that is commonly used in standard residential construction;
- 7) Has an eave projection of no less than six inches, which may include a gutter; and
- 8) Has stairs, porches, entrance platforms, ramps and other means of entrance and exit installed or constructed in accordance with the standards set by the North Carolina State Building Code, anchored securely to the ground. Wood stairs shall only be used in conjunction with a porch or entrance platform with a minimum of 24 square feet. The use of wood stairs alone is prohibited at any entrance.

(C) Manufactured Home, Class C: A *multi-sectional or single section* manufactured home that was constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy all of the criteria necessary to qualify the home as a class A or class B manufactured home but satisfies the following additional criteria: (ZA 99-20 Eff. 2-21-2000)

- 1) A manufactured home meeting all of the requirements of a Class B Manufactured Home, except criteria (c), (d), (e), (f), and (g); provided however, said manufactured home shall be installed with permanent type non-reflective skirting specifically manufactured for manufactured homes, or masonry underpinning. Such underpinning or skirting shall be

installed under all elements of the manufactured home and be unpierced except for required ventilation and access door.

(D) **Manufactured Home, Class D:** A manufactured home that was constructed either prior to, or after, July 1, 1976 that either complies or fails to comply with the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction and does not meet the definitional criteria of a class A, class B, or class C manufactured home. (ZA 99-20 Eff. 2-21-2000)

(E) **Manufactured Home, Class E:** A manufactured home that was constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the U.S. Department of Housing and Urban Development that were in effect at the time of construction but that does not satisfy all the criteria necessary to qualify the home as a class A, or class B manufactured home but satisfies the following additional criteria: (ZA 99-20 Eff. 2-21-2000)

- 1) A manufactured home meeting all the requirements of a Class C manufactured home, when moved from one location in Stanly County to another location within Stanly County.
- 2) A manufactured home that was located in Stanly County as of the effective date of this amendment, and listed with the Stanly County Tax Assessor and has not been moved outside of Stanly County.

1302.24 Manufactured Home Park Any lot, tract or parcel of land used, maintained or intended to be used, leased or rented for occupancy by four (4) or more manufactured homes, or trailers together with accessory structures provided in connection therewith. This definition shall not include manufactured home sales lots on which unoccupied manufactured homes are parked for the purpose of inspection and sale. (ZA 99-20 Eff. 2-21-2000)

1302.25 Modular Home A dwelling unit constructed in accordance with the standards set forth in the North Carolina State Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. Among other possibilities, a modular home may consist of two sections transported to the site in a manner similar to a manufactured home (except that the modular home meets The North Carolina State Building Code), or a series of panels or rooms sections transported on a truck and erected or joined together on the site. Modular units meeting “Regulations for Mobile and Modular Homes” of the State of North Carolina (GS 143-139-1) and built to the standards of the North Carolina Uniform Residential Building Code shall be allowed in all Residential Zones Districts; either as single-family or multi-family structures as permitted within the various Districts. (ZA 99-20 Eff. 2-21-2000)

1302.25A Monopole Tower. A freestanding and self-supporting single pole structure that supports telecommunication equipment. (ZA-98-09)

1302.26 Non-Conforming Use or Structure. A structure or land lawfully occupied by an existing use which does not conform with the permitted uses for the zoning district in which it is situated, either at the effective date of this ordinance or as a result of subsequent amendments to this ordinance.

1302.27 Open Storage. An unroofed area for the storage of bulk materials or discarded items, whether fenced or not.

1302.28 Public Sewage Disposal System. An approved sewage disposal system serving ten (10) or more connections, including municipal and sanitary district sewerage systems as well as “package” plants constructed in a location and to specifications approved by County or State Health Officials.

1302.29 Public Water Supply System. Any Water Supply System serving more than one (1) dwelling unit, approved by County or State Health Authorities, shall be considered a public water supply system; except that dwellings located on the same lot or parcel as any such system shall be considered as being served by a private system, and minimum lot or parcel sizes shall be maintained as such.

1302.30 Shopping Center. Any single commercial structure group of structures designed to house five or more businesses on the same lot of record, and regulated under the provisions of Section 608 of this ordinance.

1302.31 Signs. Any object, display or structure, or part thereof, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. The term "sign" does not include the flag or emblem of any nation, organization of nations, state, political subdivision thereof, or any fraternal, religious or civic organization; works of art which in no way identify a product or business; scoreboards located on athletic fields; or religious symbols. (ZA-00-08)

1302.32 Sign Area. The entire face of a sign including the advertising surface and any framing, trim, or molding, but not including the supporting structure. In computing area, only one side of a double-faced sign shall be considered. (ZA-00-08)

1302.33 Street. A dedicated and accepted public right-of-way for vehicular traffic which affords the principal means of access to abutting properties, as well as any right-of-way which has been recorded in the office of the Register of Deeds of Stanly County which provides access to private properties.

1302.33A Stealth Tower. Man-made trees, clock towers, bell steeples, light poles and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers. Typically, the telecommunications equipment is incorporated into the supporting structure and assumes the color, texture, and appearance of the supporting structure. (ZA-98-09)

1302.34 Structure. Anything constructed or erected, the use of which requires more or less permanent location of the ground or which is attached to something having more or less permanent location on the ground, but excluding metal telephone, cable television, or similar electronic cabinets.

1302.34A Telecommunications Equipment Building. The buildings in which the electronic receiving and relay equipment for a telecommunication facility is housed. (ZA-98-09)

1302.34B Telecommunication Towers and Facilities. A telecommunications facility consists of the equipment and structure(s) (including any accessory structures required to house transmitting or maintenance equipment) designed to support antennae used for transmitting or receiving communications and data transmissions. Towers, antennas, or similar structures installed in or attached to tops of buildings, water tanks, or similar

facilities as “stealth” locations, shall be included in this definition. This definition also includes accessory buildings and related equipment required for the telecommunication facility. This definition does not include ham radio operations, radio broadcast towers, or television broadcast towers. Examples of telecommunications towers include monopoles and lattice construction steel structures. (ZA-98-09)

1302.35 Tourist Home. A dwelling where lodging only is provided for compensation for not more than fourteen (14) and open to transients.

1302.36 Trailer, Camper. A vehicle with or without it’s own motive power, equipped or used for temporary living purposes and mounted on wheels or designed to be so mounted and transported.

1302.37 Trailer Park. (See Section 1302.24).

1302.38 Watershed. A watershed is an area in which natural ridgelines form the outer perimeter of a basin which diverts rainfall and natural drainage into streams or rivers which in turn drain to lower elevations. When such watershed contains Class I and II reservoirs, then such area is regulated by the Rules and Regulations for the Protection of Public Water Supplies as adopted by the North Carolina State Board of Health.

1302.39 Yard. A space on the same lot with a principal building open, unoccupied and unobstructed by buildings or structures from ground to sky where encroachments and accessory buildings are expressly permitted.

1302.40 Yard, Front. An open unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street right-of-way line and the front line of the building, projected to the side lines of the lot.

1302.41 Yard, Rear. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.

1302.42 Yard, Side. An open, unoccupied space on the same lot with a principal building, situated between the building and the side lot and extending from the rear line of the front yard to the front line of the rear yard.

1302.43: Personal Services. Establishments primarily engaged in providing services involving the care of a person or his or her apparel. Personal service shall include: laundry and dry cleaning establishments, carpet and upholstery cleaning, photographic studios, beauty and barber shops, shoe repair, physical fitness centers and clubs and tanning salons. (ZA-98-10)

1302.44 Convenience Store. An establishment that is open for extended hours which sells packaged and/or prepared foods and other conveniences (which may include gasoline) primarily for consumption and use off premises. Sales of items are highly dependent upon convenience of location, store hours, speed of service and highway accessibility and are less dependent on comparison-shopping. (ZA-98-10)

1302.45 Extraction of earth products. Mining activities as defined in N.C. General Statutes 74-49; summarized as the breaking of surface soil in order to remove minerals, ores, or other solid materials. (ZA-99-03)

1302.46 Awning. A structure made of cloth, metal, or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building, but not to include a canopy. (ZA 00-08)

1302.47 Banner. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to plastic or fabric of any kind,

excluding flags and emblems of political, professional, religious, educational, or corporate organizations. (ZA 00-08)

1302.48 Business Identification Sign. A sign that directs attention to a business, profession, or industry located upon the premises where the sign is displayed; to the type of products sold, manufactured or assembled; and/or to services or entertainment offered on said premises, but not a sign pertaining to the preceding if such activity is only minor and incidental to the principal use of the premises. (ZA 00-08)

1302.49 Canopy. A permanent structure other than an awning made of cloth, metal or other material attached or unattached to a building for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure. (ZA 00-08)

1302.50 Changeable Copy. The display area of a sign where characters, letters, or illuminations can be changed or rearranged without altering the face or surface of the sign. (ZA 00-08)

1302.51 Flag. A piece of durable fabric of distinctive design attached to a permanent pole, that is used as a symbol or decorative feature. (ZA 00-08)

1302.52 Flashing Sign. A sign that uses an intermittent scrolled or flashing light or message to attract attention or is otherwise designed or constructed to have intermittent, flashing or scrolled light emitted from it. (ZA 00-08)

1302.53 Memorial Sign or Plaque. A sign designating names of buildings and/or date of erection and other items such as architect, contractor, or others involved in a building's creation, cut into or attached to a building surface. (ZA 00-08)

1302.54 Noncommercial Copy. A sign message through pictures, illustrations, symbols and/or words, or any combination thereof, which does not contain any reference to a business or product but displays a substantive message, statement or expression that is protected by the First Amendment to the Constitution of the United States. (ZA 00-08)

1302.55 Off Premises Sign. A sign that draws attention to or communicates information about a business, service, commodity, that exists or is conducted, sold, offered, maintained or provided at a location other than the premises where the sign is located. (ZA 00-08)

1302.56 On Premises Sign. A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located. (ZA 00-08)

1302.57 Parapet. That portion of a building wall or false front that extends above the roof line. (ZA 00-08)

1302.58 Roof Line. The highest point of a flat roof and mansard roof and the lowest point of a pitched roof, excluding any cupolas, chimneys or other minor projections. (ZA 00-08)

1302.59 Sign, Advertising. A sign, other than a directional sign which directs attention to or communicates information about a business, commodity, service, or event that exists or is conducted, sold, offered, maintained or provided at a location other than the premises where the sign is located. Any advertising sign allowed under this Ordinance may display either a commercial or noncommercial copy. (ZA 00-08)

1302.60 Sign, Campaign or Election. A sign that advertises a candidate or issue to be voted upon on a definite Election Day. (ZA 00-08)

1302.61 Sign, Canopy and Awning. A sign attached to or painted or printed onto a canopy or awning. For the purposes of the Ordinance, the permitted size of a canopy or awning sign will be calculated on the basis of the size of the building wall to which the canopy is attached. It will, for measuring purposes, be considered a wall sign. (ZA 00-08)

1302.62 Sign Construction. A sign placed at a construction site identifying or announcing the project or the name of the architect, engineer, contractor, financier, or others involved in the development of the project. (ZA 00-08)

1302.63 Sign, Directional. A sign fronting on a road containing only the name of the principal use, directional arrow and mileage to the principal use. Such principal use shall not be visible to the motorist at the location at which the sign is placed. (ZA 00-08)

1302.64 Sign, Directory. A sign on which the names and locations of occupants or the use of a building or property is identified. (ZA 00-08)

1302.65 Sign, Flashing. A sign that uses an intermittent or flashing light source or windblown and/or mechanical moved reflective material to attract attention. (ZA 00-08)

1302.66 Sign, Free-Standing. Any sign that is not affixed to a building and is securely and permanently mounted in the ground. Such sign may include a ground, pole or monument sign. (ZA 00-08)

1302.67 Sign, Government. Any sign which extends from the ground or which has supports which place the bottom thereof less than three and one-half feet from the ground directly beneath the sign. (ZA 00-08)

1302.68 Sign, Ground. Any sign which extends from the ground or which has supports which places the bottom thereof less than three and one-half feet from the ground directly beneath the sign. (ZA 00-08)

1302.69 Sign, Identification. A sign which displays only the name, address, and/or crest, or insignia, trademark, occupation or professional of an occupant or the name of any building on the premises. (ZA 00-08)

1302.70 Sign, Illuminated. A sign either internally or externally illuminated. (ZA 00-08)

1302.71 Sign, Incidental. A sign used in conjunction with equipment or other functional elements for a use or operation. These shall include, but not be limited to drive through window menu boards, and signs on automatic teller machines, gas pumps, vending machines, or newspaper delivery boxes. (ZA 00-08)

1302.72 Sign, Instructional. An on-premises sign designed to guide vehicular and/or pedestrian traffic by using such words as "Entrance", "Exit", "Parking", "One-Way", or similar directional instruction, but not including any advertising message. The name or logo of the business or use to which the sign is giving direction may also be included on the sign. (ZA 00-08)

1302.73 Sign, Lighted. A sign illuminated only by light cast upon the sign from an external light source. (ZA 00-08)

1302.74 Sign, Luminous. A sign lighted by or exposed to artificial lighting either by lights on or in the sign. (ZA 00-08)

1302.75 Sign, Monument. A nonmetallic sign in which the bottom of the sign is flush with the ground and the vertical dimension is greater than the horizontal dimension. (ZA 00-08)

1302.76 Sign, Off-Premises. A sign that draws attention to or communicates information about a business, service, commodity, that exists or is conducted, sold, offered,

maintained or provided at a location other than the premises where the sign is located. (ZA 00-08)

1302.77 Sign, On-Premises. A sign that draws attention to or communicates information about a business, service, commodity, that exists or is conducted, sold, offered, maintained or provided on the premises where the sign is located. (ZA 00-08)

1302.78 Sign, Pole. A detached sign erected and maintained on a free-standing frame, mast, or pole and not attached to any building but not including ground-mounted or monument signs. The bottom of such sign shall be greater than three and one-half (3-1/2) feet from the ground directly beneath the sign. (ZA 00-08)

1302.79 Sign, Portable. Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A- or T-frames; or umbrellas used for advertising. (ZA 00-08)

1302.80 Sign, Projecting. Any sign other than a wall, awning, canopy, or marquee sign, which is affixed to a building and is supported only by the wall on which the sign is mounted. (ZA 00-08)

1302.81 Sign, Public Interest. A sign on private property that displays information pertinent to the safety or legal responsibilities of the general public such as "Warning" and "No Trespassing" signs. (ZA 00-08)

1302.82 Sign, Real Estate. A sign that is used to offer for sale, lease, or rent the premises upon which such sign is placed. (ZA 00-08)

1302.83 Sign, Roof. A sign erected or maintained in whole or in part upon or over the roof or parapet of a building. (ZA 00-08)

1302.84 Sign, Vehicular. Signs on parked vehicles visible from the public right-of-way where the primary purpose of the vehicle is to advertise a product or to direct people to a business or activity located on the same or nearby property, and said vehicles are not used in the normal day to day operations of said business. For the purposes of this Ordinance vehicular signs shall not include business logos, identification or advertising on vehicles primarily used for other transportation purposes. (ZA 00-08)

1302.85 Wall, Building. The entire surface area, including windows and doors, of an exterior wall of a building. For the purposes of this Ordinance, the area of a wall will be calculated for a maximum of fifty (50) feet in height of a building. (ZA 00-08)

1302.86 Wall Sign. Any sign directly attached to an exterior wall of a building or dependent upon a building for its support with its exposed face parallel or approximately parallel to the plane of the building or structure on which the sign is affixed. Signs directly painted on walls shall be considered wall signs. (ZA 00-08)

1302.87 Fences. Fences may consist of masonry, rock, wire, vinyl, wooden material or other customary fencing material. Fences may be installed or constructed on private property to retain personal property, to maintain privacy or for aesthetic reasons. Height shall be measured from the highest adjacent grade on each side at any point along the fence to the highest horizontal member of the fence or where the vision is obstructed by more than 30% by any member of the fence at that point, which ever is higher. Fences not obstructing, impeding, or otherwise restricting the view more than 30% shall not be considered a fence. (ZA 03-04)

1302.88 Kennel. A commercial operation that: (1) provides food and shelter and care of animals for purposes not primarily related to medical care (a kennel may or may not be run

by or associated with a veterinarian), or (2) engages in the breeding of animals for sale. Incidental breeding and offering the resultant litter for sale shall not constitute the operation of a kennel. (ZA 03-13)

1302.89 Livestock. Animals kept or raised for personal use or pleasure. (ZA 03-13)

1302.90 Stabled Horse. A horse that is used for professional or private use and that is not dependent upon pastureland for survival. This definition shall also include working horses. (ZA 03-13)

1302.91 Barn. A building for the storage of products, feed, and equipment for livestock and for the TEMPORARY housing of livestock. Adequate pasture is required per this ordinance for the livestock to graze under this definition. (ZA 03-13)

1302.92 Stable. A building for the storage of products, feed, and equipment for livestock and for the PERMANENT housing and feeding of livestock. No pasture area is required for the livestock to graze under this definition. (ZA 03-13)

1302.93 Construction and demolition waste. Waste building materials, packaging and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings and other structures. (ZA 03-17)

1302.94 Demolition landfill. A sanitary landfill that is limited to receiving stumps, limbs, leaves, concrete, brick, wood, uncontaminated earth or other solid wastes as approved by the county health department. (ZA 03-17)

1302.95 Screen. The physical separation (visual barrier) of two or more different land uses or lots typically by landscaping (with evergreen plants), fences, or walls that creates a barrier between uses or lots. (ZA-07-02)

1302.96 Large Wind Energy System: A wind energy conversion system consisting of one or more wind turbine(s), a tower(s), and associated control of conversion electronics, which has a rated capacity of more than 20 kW. (ZA 10-08)

1302.97 Small Wind Energy System: A wind energy conversion system consisting of a single wind turbine, a tower, and associated control of conversion electronics, which has a rated capacity of not more than 20 kW. Multiple systems located on agriculture farms as defined in zoning ordinance are also considered small wind energy systems even if the aggregate kW exceeds 20, provided the primary intent is to generate power to reduce on-site consumption. (ZA 10-08)

1302.98 Yard Sale: A one (1) or two (2) day activity occurring at a residential dwelling no more than four (4) times in any given twelve (12) month period where items which the residents have no further use for are being resold to the general public. Yard sales do not include items which were originally obtained to be resold to the general public. Group yard sales are allowed with the same requirements. Off street parking shall be provided. Yard sales shall be considered an accessory use. (ZA 10-09)

1302.99 Community Center - A public or quasi-public facility, often a complex of buildings, that is the primary use of a parcel of land, designed for and used as a social, recreational, and agriculture related cultural center where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided for the public. As a part of such Community Centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, and auditoriums. Community Centers can include both indoor and outdoor activities. Outdoor activities may include but are not limited to field sports, gardening, and agriculture related tourism. (ZA 13-03)

1302.100 Active Solar Energy Generation System – a SEPGS that transforms solar energy into another form of energy or transfers heat from a collector to another medium using mechanical, electrical, or chemical means. (ZA 13-05)

1302.101 Building-integrated Solar System - An active solar system that is an integral part of a principal or accessory building rather than a separate mechanical device, replacing or substituting for an architectural or structural component of the building. Building integrated systems including but are not limited to photovoltaic or hot water solar systems that are contained within roofing materials, windows, skylights, and awnings. (ZA 13-05)

1302.102 Off Grid Solar System - A photovoltaic solar system in which the circuits energized by the solar system are not electrically connected in any way to electric circuits that are served by an electric utility company. (ZA 13-05)

1302.103 Photovoltaic System - An active solar energy system that converts solar energy directly into electricity. (ZA 13-05)

1302.104 Solar Collector - A device, structure or a part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy. The device may be roof mounted or ground mounted as an accessory use. (ZA 13-05)

1302.105 Solar Energy - Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector. (ZA 13-05)

1302.106 Solar Farm - A use where a series of solar collectors are placed in an area for the purpose of generating photovoltaic power from an area greater than the principal use on the site. (ZA 13-05)

1302.107 Solar Mounted Devices - Devices that allow the mounting of a solar collector onto a roof surface or the ground. (ZA 13-05)

1302.108 Live Fencing - Live fencing is the use of live woody species for fences. This may either consist of individual fence posts connected with wire or other fencing material, or it may be in the form of densely planted hedges without interconnecting wire. (ZA 15-04)

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